

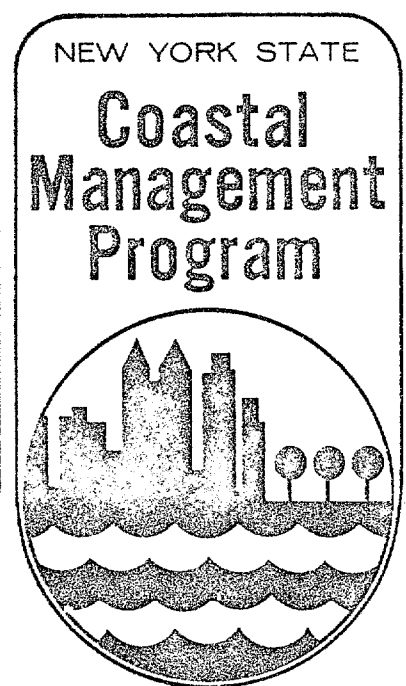
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DRAFT COASTAL MANAGEMENT REPORT



New York State Coastal Management Program

Appendix F GEOGRAPHIC AREAS OF PARTICULAR CONCERN

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Appendix F

Geographic Areas of Particular Concern (GAPC)

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New York State Coastal Management Program

Appendix F

Geographic Areas of Particular Concern

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APPENDIX F

GEOGRAPHIC AREAS OF PARTICULAR CONCERN

Introduction

Federal regulations require that New York State designate geographic areas which it considers to be of particular concern because of "coastal-related values, characteristics or impacts on them, or those that may face pressures which demand detailed attention beyond a state's general planning and regulatory system as proposed in the management program."

New York State has developed a comprehensive list of such areas proposed for designation as Geographic Areas of Particular Concern (GAPCs) in cooperation with a number of state, regional, county and local agencies. Many of these areas were chosen on a site-specific basis, while others were selected because of their generic characteristics. In all instances, these site-specific and generic GAPCs were so designated because of their overall significance to the state's coastal area. The proposed GAPCs represent those coastal locations within New York State that are most in need of specific and, in some instances, immediate management attention in order to implement the Program's various policies. Through this designation process, the Coastal Management Program is assigning priority to these critical areas with respect to its implementation activities. Additionally, the on-going programs of other state agencies will be guided by these priorities. It is anticipated that such designations will also encourage municipalities to provide for the management of these areas through local actions and programs.

GAPC Identification and Selection Criteria

New York State's criteria for the identification of GAPCs are based on eight types of areas which federal rules and regulations suggest be considered for designation of GAPCs. In addition, they were formulated in consideration of the major issue areas which New York's Coastal Management Program has identified as being of statewide importance. These identification and selection considerations are presented below listed under the appropriate federal guideline. It should be noted that New York's criteria stress areas of statewide rather than local significance. By stressing statewide significance, the number of GAPC designations would be reduced. This reduction makes early development of management programs possible and also gives added significance to those GAPCs in any one area.

- I. Areas of unique, scarce, fragile or vulnerable natural habitat, physical feature, historical significance, cultural value and scenic importance.
 - A. Unique or scarce natural habitats or physical features characterized by a statewide or nationwide geographic frame of reference.
 - B. Historic and archeological sites or areas of cultural value significant because of state or national value associations. Such sites may include the following:
 - . sites associated with historic events or persons of state or national importance

- . sites or districts of architectural styles of state or national significance
- . sites associated with historic aspects of the economic development of the State or nation
- . sites associated with the early inhabitants of the State
- . sites on the National Register of Historic Places

C. Scenic areas characterized by one or more of the following qualities:

- . the area or site has widespread recognition as being scenic
- . the area or site is the best statewide representative of a particular type of scenic vista

D. Habitats for rare, threatened, endangered, or diminished species.

II. Areas of high natural productivity or essential species habitat for living resources, including fish, wildlife and the various trophic levels in the food web critical to their well-being.

A. Areas of high natural productivity or essential habitat so designated as of statewide significance by the Department of Environmental Conservation in their inventory of significant fish and wildlife resources. These areas are to include:

- . tidal wetlands
- . freshwater wetlands
- . estuaries and embayments
- . coastal ponds
- . tidal mudflats
- . littoral zones
- . deepwater habitats
- . shellfish beds
- . tributary streams
- . fish and wildlife concentration areas
- . lake trout spawning grounds

B. All freshwater and tidal wetlands regulated under the state's freshwater and tidal wetlands' programs.

C. Areas of high natural productivity identified as needing protection and/or preservation for the continued economic viability of an industry or commercial enterprise of economic significance to New York State.

III. Areas of substantial recreational value and/or opportunity.

A. Areas or facilities of substantial statewide recreational value which are already in public ownership. Such areas to include all or portions of:

- . state parks
- . wildlife management areas
- . forest management areas
- . public access facilities of more than local significance as evidenced by use patterns
- . other public areas serving a statewide recreational need

- B. Areas of potential statewide recreational value not yet in public ownership or use. These are to include:
 - . areas identified in the State Comprehensive Outdoor Recreation Plan
 - . areas whose current use indicates that protection through public control is advised

IV. Areas where developments and facilities are dependent upon the utilization of, or access to, coastal waters.

- A. Areas where the access to or utilization of coastal waters are of statewide significance for economic, transportation, and research reasons. Such areas to include existing and potential sites for:

- . power plants
- . deepwater ports
- . outer continental shelf support facilities
- . commercial fishing ports
- . port-related functions such as industrial, storage, transshipment operations, ship servicing, fish landing and processing, shipyards, etc.
- . ferry terminals
- . marine research facilities

- B. Areas where the access to and utilization of coastal waters are of statewide significance for recreational reasons. Such areas to include existing and potential sites for:

- . recreational boat launching, mooring and servicing facilities
- . harbors of refuge

V. Areas of unique geologic or topographic significance to industrial or commercial development.

- A. Areas containing commercially important reserves of non-renewable resources which are of statewide significance. Such areas to include:

- . oil and gas
- . limestone, clay and other minerals used in other than the immediate local area

- B. Areas determined to be of statewide significance for certain types of industrial or commercial development because of their unique geologic or topographic features. This would include possible sites for:

- . hydroelectric generating facilities
- . pumped storage facilities
- . deepwater ports

VI. Areas of urban concentration where shoreline utilization and water uses are highly competitive.

- A. Urban areas where the competition between commercial, industrial, residential, recreational, and environmental resources has or may have effects on statewide interests relating to the eleven coastal issue areas most significant to New York State. Such areas are characterized, among other factors, by:

- . diversity of and/or conflicting land uses
- . high population density
- . high land values
- . existence of public controversy
- . structural obsolescence and congestion
- . governmental concern as evidenced by plans, proposals, etc., prepared over the years

VII. Areas of significant hazard if developed due to storms, slides, floods, erosion, settlement, etc.

- A. Areas where the state's investment in public facilities is threatened by hazards.
- B. Areas where economic activity of statewide significance is threatened by hazards.
- C. Unique point sources of pollution, having direct and significant impact on coastal waters, which pose serious public health and safety problems.

VIII. Areas needed to protect, maintain or replenish coastal lands or resources.

- A. Areas directly needed to protect and preserve desired land and water uses in other designated Geographic Areas of Particular Concern. Such areas could include, among others:
 - . areas designated for beach replenishment
 - . spoil disposal areas
 - . areas in which visual obstructions must be limited
- B. Areas directly needed to protect or maintain coastal-related economic activities of statewide significance. Such areas could include:
 - . spoil disposal areas necessary to maintain navigable waterways
 - . barrier islands needed to protect bay fisheries

Approach to GAPC Identification and Selection

The first and second year Coastal Management Program focused on the inventory, identification, evaluation and mapping by local agencies and by the Department of Environmental Conservation of areas for possible designation as GAPCs. These previous activities also included the identification and designation of unique locations as Areas for Preservation and Restoration (APR) because of their significant conservation, recreation, ecological, or aesthetic values. Several agencies also developed criteria for determining what land and water uses would be acceptable and have priority in the various GAPCs. To assist the agencies in their work efforts, the Department of State prepared guidelines which are contained in a paper entitled "Land and Water Uses." The work performed by the various agencies has served as the basis for the Department of State's identification and selection of statewide GAPCs.

Incorporating, where appropriate, the recommendations made by state, regional, and local agencies, an initial list of approximately 70 site-specific GAPCs of statewide significance was prepared. These sites were selected by applying the aforementioned criteria to the agencies' multiple recommendations. Some of the nominated sites simply did not meet the selection criteria; consequently, they were eliminated. Many were not acceptable because they were areas of local, rather than statewide concern. Still others were eliminated because they related to issues other than those identified as critical to New York's coastal area.

This initial GAPC listing was forwarded to state, regional and local agencies for their review and comment. As a result, changes were made based on additional information provided by the agencies on several of the eliminated sites which they felt merited GAPC designation. Often, this new data indicated that some of the eliminated sites did, in fact, satisfy the established criteria. Consequently, these sites were then added to the statewide list. Management programs for each of the site-specific GAPCs have been or are being developed by the St. Lawrence-Eastern Ontario Commission, the New York City Department of City Planning, the Nassau-Suffolk Regional Planning Board, and the Erie-Niagara Counties Regional Planning Board for those sites within their respective areas of jurisdiction. The Department of State is preparing management programs for the GAPCs situated in the remaining coastal areas of the State. These management programs include a description of the site (including physical/natural features, ownership, zoning and present uses), the rationale for designating the site as a GAPC, and the management section. The management section includes the management objectives for the site, high and low priority uses, existing authorities to achieve management objectives, additional authorities necessary, and implementing agencies.

In addition to nominations received from local and state agencies during the first and second program years, local agencies, interest groups, and concerned citizens have suggested other sites for site-specific GAPC designation. These sites have been analyzed and, if statewide criteria have been met, have been added to the statewide list of site-specific GAPCs. This process had led to a list of 97 site-specific GAPCs of statewide significance. These GAPCs were reviewed at the series of public meetings held throughout the State. Refinements have been made as a result of comments received at these meetings.

Generic GAPC Management Programs

The following are management programs for the four generic categories of GAPCs designated thus far by the Coastal Management Program: existing and potential power plant sites; historic sites on the National Register of Historic Places; state parks; and tidal and freshwater wetlands.

Generic GAPC Category - Existing and Potential Power Plant Sites

I. Introduction

The rate of growth in electric energy demand in the United States over the past several years, although declining still, has been substantial. Along with this growth has come an increased awareness of the environmental problems that can be caused by power-generating facilities. Some of the problems associated with such facilities include air pollution, thermal pollution of valuable estuaries, destruction of fish and fish eggs, disruption of local water circulation patterns, visual blight caused by huge natural draft cooling towers, and safety hazards associated with nuclear-fueled generating facilities.

Electric power-generating facilities (other than hydroelectric plants) need large volumes of water for cooling purposes. Because of this need, these facilities (particularly those using open cycle cooling systems) must locate near a major water body (ocean, estuary, river, or lake). In New York State, power-generating facilities are located along every portion of the state's coastline. They range from hydroelectric facilities such as those on the Niagara River to a nuclear-fueled plant exemplified by one presently under construction on Long Island Sound. Lake Erie, Lake Ontario, the St. Lawrence River, the Hudson River, and the waters surrounding New York City are other prime locations for such facilities.

New York State, in 1972, recognized the need to balance environmental concerns with the growing demand for electric power by setting up a regulatory program for the siting of all major steam-electric generating facilities (more on this program will be included in subsequent sections of this paper). Similarly, it is the New York State Coastal Management Program's policy that all electric generating facilities requiring a coastal location pose critical environmental problems and thus need careful attention directed to site selection, adjacent land management, and plant operation. As such, the program is recommending that all existing and certain potential electric generating facility sites be designated as generic Geographic Areas of Particular Concern (GAPC). This will emphasize the need for a workable site selection process which will incorporate the objectives of the Coastal Management Program.

II. General Description

A. Qualifying Power Plant Sites

All existing electric generating facility sites within the coastal boundary and with generating capacities of at least 50 megawatts are being considered by New York State's Coastal Management Program as generic Geographic Areas of Particular Concern. This includes fossil-fueled (oil and coal) and nuclear-fueled steam-electric generating stations, and hydroelectric generating facilities (including pumped storage facilities).

The potential generating facility sites to be included as GAPCs will be limited to: sites for which application has been made (under New York State's Public Service Law, Article VIII) to the State Board on Electric Generation Siting and the Environment for the purpose of constructing a nuclear or fossil-fueled steam electric generating station; and sites for which application has been made to the Federal Energy Regulatory Commission for a license to construct and operate a hydroelectric

facility. In addition, those sites for which applications may be made in the future will be designated as GAPCs and added to the statewide list. The designation of these potential sites as GAPCs should not be construed as the Coastal Management Program endorsing these sites for power plant use. Rather, their designation as GAPCs means that the CMP realizes that it is very possible that these sites will be developed as power plants; therefore, Coastal Management objectives should be met at those sites.

B. Definitions

1. Hydroelectric facilities are of two types: conventional and pumped storage. Both harness the energy of falling water to generate electricity. Conventional facilities involve a single reservoir (required to compensate for natural fluctuations in river levels) and a dam, with turbines at the base of the dam to generate electricity. Pumped storage facilities require a system that uses two reservoirs of water sources at different elevations. Water is pumped from the lower source to the higher reservoir at night when the demand for electric power is low. During the day, when power demand is at or near its peak, the water is released from the higher reservoir to the lower water level, flowing through turbines and thus generating electricity. The lower water source of a pumped storage facility is either a lake, an existing reservoir, or a river that is either free-flowing or has been dammed to create a reservoir. The land required for a hydroelectric facility depends on the capacity of the plant. Land requirements for the reservoir of a conventional facility will depend on surrounding topography. The flatter the land, the more land will be flooded. Pumped storage facilities usually require less land than the conventional hydroelectric facilities.

2. Fossil-fueled steam-electric generating stations burn oil, coal, or natural gas to generate steam. This steam drives a turbine that is connected to a generator. The process converts the heat energy of the fossil fuel into electric energy. The steam is produced in a large boiler and after passing through the turbine, it is condensed. The water is then returned to the boiler, heated to form steam, and then cooled and condensed to water over coils through which cooler water is flowing. A facility such as this (using the once-through cooling process) must therefore be located next to a large body of water, the source for the vast amounts of cooling water necessary. The amount of land required for a typical plant will vary according to capacity, type of cooling system, type of fuel, and whether or not on-site waste disposal is used. Coal-fueled plants might average 600 acres with on-site disposal and 300 acres without.

3. Nuclear-fueled generating stations are also a type of steam-electric generating facility. However, the heat used to create the steam that turns the turbine is produced by a nuclear fission chain reaction. Nuclear facilities also locate next to large bodies of water so that enough cooling water is available. On the average, a nuclear plant will use about 180 cubic feet of water per second for every 100 megawatts of capacity. A typical plant will have a capacity of 400 to 1,000 megawatts. They use between 20 and 60 percent more cooling water than fossil-fueled plants of the same size. Nuclear plant sites could easily average 500 acres in size, ranging from about 250 acres to over 1,000 acres.

C. Significant Environmental Impacts

1. The major environmental impacts of a hydroelectric facility, aside from the large amounts and qualities of land consumed, are on the watercourse on which it is located. Dams can block fish migration. Water quality, quantity, and temperature

may be affected because a free-flowing river has been changed to a reservoir. Lower levels of a reservoir do not have the same amount of oxygen as a free-flowing watercourse. Constantly changing water levels associated with pumped storage facilities can be detrimental to the biota inhabiting the reservoir and the watercourse. The intake of water from the lower level source in a pumped storage facility may be detrimental to fish and other biota due to impingement. Fluctuation in water levels causes erosion which in turn results in damaging high turbidity levels. In addition the visual impact of the facility may substantially reduce the aesthetic quality of the surrounding area.

The building of a new hydroelectric plant, particularly in more rural areas without an adequate labor pool, may cause a temporary economic boom for the region surrounding the plant and secondary environmental impacts associated with construction of new local facilities such as schools, roads, housing and recreation.

2. There are three major environmental concerns with fossil-fueled steam-electric generating facilities. The first two involve the impacts of the so-called "once-through" cooling system associated with many steam-electric generating facilities. Huge amounts of cooling water are taken from the water body, used for cooling purposes, and then discharged with a much higher temperature. Change in water temperature, particularly in estuaries, can affect migration, spawning, feeding efficiency, swimming speed, embryological development, and metabolic rates of many types of aquatic life. The discharge of warmer water can affect a water body's thermal stratification, its ability to turn over, and the chemical processes that normally occur. There may indeed be positive effects produced by thermal discharges. Experiments are being conducted at a plant in Northport to see if warmer water may increase the breeding period of oysters.

The second major impact of the once-through cooling process is on the aquatic life that may be drawn involuntarily into the generating facility along with the necessary cooling water. Larger fish may be trapped on filters and screens (called impingement) and a high proportion of these eventually die. Most species of fish are too delicate to survive impingement for any length of time. Those forms of life that are small enough to pass through the screens face a series of problems within the cooling system (called entrainment). Thermal shock, rapid fluctuations in pressure, changes in flow velocity, and reductions in oxygen content all serve to kill large amounts of small fish, fish larvae, and all forms of plankton.

Cooling towers are a means of mitigating the damaging effects of once-through cooling. Instead of waste heat being transferred to the water body, it is absorbed by the atmosphere. This involves recycling water rather than returning it to the water body; thus cooling towers are called "closed cycle" cooling systems. Unfortunately, there are environmental problems associated with the towers (aside from increased construction and operation costs): noise, visual quality, and local atmospheric changes such as salt misting in marine areas.

Fossil-fueled facilities also have an effect on air quality. They emit three major types of pollutants: particulates, oxides of sulfur and oxides of nitrogen. Technology has been developed to remove most of these pollutants from the stack emissions. However, the high cost of removal, particularly sulfur oxides, remains a problem. Acid rain is also a problem resulting from coal fired emissions.

3. The cooling system of nuclear-fueled generating facilities present the same environmental problems as those associated with fossil-fueled facilities. There is, however, a unique problem associated with nuclear-fueled facilities: the impacts related to the emission of radioactivity into the environment. Radioactive wastes are released in small, controlled amounts into discharged cooling water and in gaseous waste from stack emissions. The major concern is the possibility that high levels of radioactivity might escape into the environment in the event of an accident. The amount of development surrounding a nuclear plant is therefore quite an important consideration. The nuclear fuel waste products are also a potential source of radioactive contamination of the environment. Nuclear wastes are being temporarily stored on-site; the problem of where to or how to permanently store or dispose of them has not yet been resolved.

III. Relationship to New York State Coastal Management Issues and Criteria

A. Coastal Issues

New York State has identified eleven coastal issue areas which are most in need of immediate management attention. The designation and appropriate management of existing and potential power plant sites as GAPCs will help to resolve some of the problems associated with the following six New York State-identified coastal issues:

1. WATER QUALITY - Thermal pollution from steam-electric generating facilities is particularly critical on portions of the Hudson River and Lake Ontario, where several of these facilities are concentrated. Sudden changes in water temperatures can have serious effects on many forms of aquatic life. The problem is particularly critical in the Hudson River because many of the plants are located near the "mixing zone", that area of the river where salt and fresh water mix. These are areas where biological activities are greatest and high concentrations of fin fish exist. Other possible water quality problems associated with generating facilities include concentrations of chemicals used to clean filters and screens of the cooling system and possible radioactive contamination of groundwater supplies and surface waters by seepage from on-site storage of nuclear waste.

2. AIR QUALITY - Fossil-fueled steam-electric generating facilities burn either oil, coal, or natural gas. The combustion of these fuels produces gaseous compounds which are released into the atmosphere through the stack and reduce air quality. Most particulates can be removed with a device called an electrostatic precipitator. However, the technology to reduce the emission of sulfur or nitrogen waste products, the two other major pollutants, can only be developed at high cost (scrubbers, coal cleaning, low sulfur fuels, and improved boiler design). The negative effects on the surrounding environment from stack emissions include damage to vegetation, crops, and other materials and the creation of hazardous health conditions. Acid rain is also a problem resulting from coal fired emissions.

3. FISH AND WILDLIFE - Of the technologies associated with power plants, cooling systems of steam-electric generating facilities have the most influence on aquatic forms of life. Thermal discharges and entrainment of fish at cooling water intake points cause the most serious problems for fish. With hydroelectric facilities, the construction of dams and reservoirs can have serious negative effects on fish and wildlife. Dams impede fish migration patterns. During construction of the dams, increased turbidity may result downstream from the sites and have negative effects on many types of fish. Increased water temperatures in reservoirs behind dams may also have adverse effects on certain fish species.

4. ENERGY DEVELOPMENT - The basic issue is balancing the public demand for increased amounts of electric power with the potentially serious environmental impacts created by the facilities necessary to produce it.

5. ECONOMIC DEVELOPMENT - The siting of electric generating facilities will have a major economic effect on the surrounding region, particularly during the period of construction. The temporary (3-5 years, perhaps) creation of a large number of construction jobs may provide a depressed area with economic growth and revitalization. Once the plant is constructed, however, the number of jobs will drop substantially. This temporary economic growth must be planned for so that the "boom" does not become a "bust" as soon as construction is completed. In addition, there is the obvious need to provide adequate electric energy for economic purposes throughout the coastal area.

6. AESTHETICS - The large structural forms associated with power-generating facilities (such as water control devices, stacks, cooling towers, and storage facilities) may clash with the man-made or the natural landscape. Unless the physical forms are specifically designed to fit the surrounding landscape, the aesthetic quality of an area can be reduced drastically. A natural draft cooling tower can be 500 feet tall and 400 feet wide and thus have an effect on scenic vistas for many miles.

7. AGRICULTURE - Power generating facilities require large amounts of land. Often large tracts of productive farmland are used for power generating facilities; the valuable resource is then lost. In addition, salt mist resulting from large cooling towers can destroy agricultural products.

C. Criteria Satisfied and Why

1. They are areas of the state where the access to or utilization of coastal waters are of statewide significance for economic, transportation, and research reasons. Steam-electric generating facilities that use once-through cooling benefit from coastal locations because of the large amounts of water necessary for cooling purposes. Hydroelectric facilities must use the water itself to produce electricity.

2. They are areas determined to be of statewide significance for certain types of industrial or commercial development because of their unique geologic or topographic features. Hydroelectric generating facilities harness the power of falling water to produce electric power. Pumped storage facilities, in particular, can use coastal locations where a steep topography is combined with an ample water supply.

IV. Management Program

A. Management Objectives

There are two major management objectives associated with existing and proposed power plant sites. The first is to ensure that all negative impacts (such as water and air pollution and destruction of fish) on the surrounding environment associated with the construction and operation of power generating facilities be mitigated to the maximum extent possible. The second major objective

which ones

is to ensure that compatible development take place within the area surrounding the power generating facility.

B. Priority Uses

Priority uses in a zone surrounding a power-generating facility would vary according to the type of facility. Given the potential dangers specifically associated with nuclear generating facilities, residential development should have the lowest possible priority. If residential uses are developed, only very low density should be permitted. Nuclear power plant related uses such as transportation facilities, docking facilities, and storage areas, for examples, would receive highest priority.

The danger of radioactive contamination is obviously absent in lands surrounding fossil-fueled generating plants. However, residential development should receive low priority here as well because of air quality, visual impact, the general industrial character, and noise problems associated with some types of cooling processes. Power plant-related uses, general industrial uses, or other non-residential uses should have highest priority in lands adjacent to fossil-fueled generating stations.

lowest priority
Hydroelectric generating facilities involve the creation of dams and reservoirs. These reservoirs provide some recreational opportunities, and it is these uses that therefore have highest priority in lands surrounding hydroelectric facilities. Any type of residential development will have lowest priority in that portion of land surrounding a hydroelectric facility called the floodway. These are the lands that would most likely be immediately affected should a dam collapse.

C. Existing Management Authorities

New York State has no coordinated process to deal with the siting of all electric generating facilities. The siting of different generating facilities is covered by a variety of state and federal regulations. The most effective New York State regulatory program is the one which covers the siting of steam-electric generating facilities.

Under Article VIII of the Public Service Law, "no persons shall commence the preparation of a site, for, or begin construction of, a major steam-electric generating facility in the State without having first obtained a certificate of environmental compatibility and public need issued with respect to such a facility by the New York State Board on Electric Generation Siting and the Environment." A utility must apply for such a certificate and the application must furnish detailed information. The information must include a description of the site and the facility covering present and proposed development, source and amount of water necessary for cooling, and geological, aesthetic, ecological, biological, and population data. The application must also include a complete study that describes the expected environmental impacts of the project during both the construction and operation phases. Impacts on air quality, aquatic ecology, water quality and quantity, noise levels and terrestrial ecology must be included as well as social, economic, and visual impacts on surrounding land. A statement of public need is required as well as a detailed statement of any reasonable alternative sites. A complete filing must be made for at least one alternative site. A public hearing is held after receipt of the complete application. The State Siting Board, consisting of the chairman of the Public Service Commission, the Commissioners of State Departments of Environmental Conservation, Health, and

Commerce, and an ad hoc member from the judicial district in which the site is located, may then either grant or deny the application. For the Board to grant a certificate, it must find that there is a public need for such a facility, determine the nature of the probable environmental impact, and find that the facility represents the minimum adverse environmental impact (given the available technology and the nature of alternative sites). To date, one potential site has been certified by the State Siting Board.

Article VIII proceedings cover fossil-fueled and nuclear-fueled steam-electric generating facilities. Nuclear facilities must also obtain a license for construction and operation from the US Nuclear Regulatory Commission (NRC). In addition to review procedures similar to the NYS Article VIII process (in fact, NRC has agreed to hold joint hearings with New York State), the NRC review concentrates on the safety aspects of the nuclear reactor. One of the factors considered is the calculated safety zone around a proposed nuclear plant site. An additional permit from the Army Corps of Engineers is also required for discharge pipes in navigable waters.

Hydroelectric facilities are regulated at the federal level by the Federal Energy Regulatory Commission (FERC). A utility interested in constructing a hydroelectric generating facility must make application to the FERC to construct, operate, and maintain such a facility. The application must include a description of the project and the water body on which it is located. Other exhibits covering compliance with special state water laws, operation of the project with respect to water use and quality, recreation plans, impact on fish and wildlife, aesthetic effects, utilization of power, and comprehensive development must be furnished as part of the application. An environmental impact analysis must also accompany the license for application. The FERC prepares the environmental impact statement. A public hearing may be held on the application (at the discretion of the FERC), after which the Commission may either grant or deny the license. Once a license has been granted, no state or local authority can impose additional requirements not already included in the license or otherwise prevent the construction of the project.

Under the Federal Water Pollution Control Act Amendments of 1973, power plants must obtain a permit for any discharge into navigable waters. Under the State Pollutant Discharge Elimination System (SPDES), Section 17-0801 of the State Environmental Conservation Law, New York State (with the permission of the Environmental Protection Agency) issues these permits. The certificate required under Article VIII of the Public Service Law may substitute for a SPDES permit. The State Departments of Health and Environmental Conservation are still empowered, however, to monitor impacts resulting from the operation of the plant.

The existing management authorities that regulate power plants once they are in operation deal with monitoring the effects of the plant's operation and with land uses surrounding the plant. Section 17-0823 of the Environmental Conservation Law ensures that the Departments of Environmental Conservation and Health may at any time monitor the impacts resulting from the operation of the facility and enforce the applicable provisions of the public health and environmental conservation laws and the conditions of the certificate issued to the site by the State Siting Board.

In terms of controlling land use surrounding the facility site, two local powers should suffice: zoning and capital facilities programming. Local zoning ordinances can limit the types and intensities of uses on land surrounding a generating facility. Municipalities can also limit the construction of local roads, water and sewer lines, and other services in these surrounding land to discourage incompatible development.

D. Additional Management Authorities Necessary

The Coastal Management Program will rely primarily on the Article VIII procedures to cover the siting of potential steam-electric generating facilities. The 306 Agency should, however, be a statutory part to Article VIII proceedings.

Federal consistency provisions of the Coastal Management Act require that actions requiring federal licenses be consistent with the policies adopted by the New York State Coastal Management Program. Therefore, the Coastal Management Program will utilize these provisions in federal licensing procedures for hydroelectric or nuclear facilities (conducted by the FERC and the NRC, respectively) to ensure consistency with the policies developed for power plants, as well as other relevant Coastal Management Program policies.

Section 239-m of New York State's General Municipal Law requires that a city, town, or village that enacts or amends a zoning ordinance, or issues a special permit or variance that affects land lying within 500 feet of the boundary of a state park, county-owned streams and drainage channels, county and state-owned land on which a public building is situated, and county and state roads, must refer the action to the appropriate county or regional planning agency. If the planning agency (which has 30 days to comment) disapproves of the proposal, the municipality may only go ahead with their original proposal if the appropriate board votes in favor by majority plus one vote. The board must also adopt a resolution explaining why the action taken was contrary to county or regional planning board recommendations. Section 239-m should be amended to include lands within 500 feet of the borders of existing or potential power plant sites or within 500 feet of the floodway of a hydroelectric facility dam.

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The amendment could be augmented by a state notification process whereby once a potential site is certified or granted a license, the Coastal Management Program would notify the appropriate county or regional planning agency of the decision and of appropriate land use controls on lands within 500 feet of the boundary of the site. This would provide a basis for that planning agency to work with the local zoning board to ensure that land uses permitted adjacent to the power plant site are compatible.

In addition, the State will consider the land use controls for lands surrounding fossil-fueled, nuclear-fueled, and hydroelectric generating facilities as a factor in its review of local coastal management programs.

E. Implementing Agencies

It is proposed that the agencies to be responsible for implementing management authority for power plant GAPCs (other than federal agencies) are the Public Service Commission, the State Board on Electric Generation Siting and the Environment, the Department of Environmental Conservation, the Department of Health, the Coastal Management Program, county and regional planning agencies, and local municipalities.

Generic Category of GAPC - Historic Sites

I. Introduction

Up until 1966 and the passage of the National Historic Preservation Act, protection of historic resources by the Federal Government was limited to those of national significance. The 1966 act identified those resources of local, regional, or state significance also worthy of protection. Not only were landmark buildings considered as historic resources, but districts, sites, structures, and significant objects as well.

New York State has taken advantage of the opportunities that the federal legislation offers. Up until 1972, historic preservation efforts in New York State were primarily limited to local efforts. In 1972, the Office of Parks and Recreation (OPR) was given the responsibility for New York State's historic preservation program. The Division of Historic Preservation within OPR is responsible for conducting an ongoing survey of historic sites, preparing nominations to the National Register of Historic Places, reviewing the effects of federally or state funded projects on historic sites, allocating funds from grant-in-aid programs, and preparing a statewide historic preservation plan.

The New York State Coastal Management Program recognizes the cultural, aesthetic, and educational significance of the historic resources of New York State. As such, certain historic structures and sites are being designated as a generic category of Geographic Area of Particular Concern (GAPC).

II. Qualifying Historic Resources

All structures and sites that are situated within New York State's coastal boundary and are presently on the National Register of Historic Places are considered as Geographic Areas of Particular Concern. Historic sites simply nominated to the National Register are not considered GAPCs. Should the nominated site be ultimately accepted for inclusion on the Register by the National Park Service, it would then automatically become a GAPC. The list of historic sites in New York's coastal zone will therefore be updated periodically. The National Register should be considered an authoritative source that can be used by various levels of government, citizens, and private groups to identify these historic resources.

Some argue justifiably that there are significant historic resources not included on the National Register, and therefore, not generic GAPCs. The National Register was used not only because it is an authoritative source, but because it provides an easily identifiable and available list of significant historic resources. Significant historic resources not included on the Register can be included in local coastal management programs.

New York State's Commissioner of Parks and Recreation is the state Historic Preservation Officer. All nominations to the National Register from New York State are handled by OPR's Division of Historic Preservation. Before the preservation officer can submit these nominations to the Keeper of the National Register, they must be approved by the Committee on the Registers of the Board for Historic Preservation. The nominations themselves come from local comprehensive historic resource surveys prepared by local planning agencies, historic preservation organizations, or interested individuals. The Division of Historic Preservation publishes the Historic Resources Survey Manual as a guide for undertaking such a survey.

Once the Preservation Officer approves a nomination, it is sent to the National Park Service's Keeper of the National Register. He and his staff will approve the state's nomination only if it meets the criteria of the Register.

III. Relationship to New York State Coastal Management Issues and Criteria for GAPC Designation

A. Coastal Issues: New York State has identified eleven coastal issue areas which are most in need of immediate management attention. The designation and appropriate management of historic sites that are presently on the National Register as GAPCs will help to resolve some of the problems associated with the following three New York State - identified coastal issues:

1. AESTHETICS - Restored historic sites and districts can add a great deal to the aesthetic quality of the coastal area.

2. PUBLIC ACCESS - Certain historic sites and districts can be geared to public access: museums, restored homes, shopping areas, battlefields, etc.

3. RECREATION - Those historic sites and districts geared to public use, of course, will provide recreational opportunities in the coastal area.

B. Criteria Satisfied and Why

1. Historic and archeological sites or areas of cultural value significant because of state or national value associations. The sites on the generic GAPC list include those associated with historic events or persons of state or national significance, sites or districts that represent architectural styles of state or national significance, sites associated with the history of economic development in the state or nation, and sites associated with the early inhabitants of the state.

2. Sites that have widespread recognition as being scenic. Various elements of some historic sites or districts, including scale, height, proportion, material, color, texture, rhythm, and silhouette, all serve to lend aesthetic value to the surrounding environment. An adequately maintained historic landmark can lend a sense of place or identity to an area.

IV. Management Program

A. Management Objectives: There are three major management objectives associated with historic sites within the coastal boundary that are GAPCs. The first objective is obvious: to ensure that each structure, site, or district is preserved. However, this may require one or more of four different approaches: maintenance of a site or district that has already been restored; restoration to its former state of a site or district; rehabilitating a deteriorating historic resource through structural and on-site improvements; or adapting a historic site or district to a use that is different from (yet compatible with surroundings) a previous use. The second major objective is to ensure that any new development on property adjacent to the site or district not detract from the historic and aesthetic quality of that site or district. Detraction created by new development may involve visual incompatibility or incompatible uses. The third management objectives of the Coastal Management Program is to stress the preservation of obviously coastal-related historic resources rather than those which coincidentally

lie within the coastal boundary. The Coastal Management Program would give higher priority to the preservation of a lighthouse than to a post office.

B. Priority Uses: Uses that will be given the highest priority in GAPC *Nothing specific* historic sites are those which can maintain the exterior architectural or aesthetic integrity of the site or district. Where possible, these uses should be reasonably compatible with existing development activities. Lowest priority, of course, would go to uses that deface or destroy these vital historic resources.

C. Existing Management Authorities: There are four major management authorities available to preserve historic sites in New York State's coastal zone: public acquisition; inclusion on the National Register of Historic Places; state enabling legislation contained in the General Municipal Law; and provisions under the State Environmental Quality Review Act (SEQRA).

1. Public Acquisition - Municipalities are given broad powers to acquire real property for public purposes, including park and recreation purposes. County, General City, Town and Village Law all have provisions that would most likely allow acquisition of historic sites or structures, since there are ample public educational and recreational purposes to support such action. Section 247 of General Municipal Law also allows acquisition of real property for open space purposes. The language of the statute seems broad enough to include acquisition of historic sites.

The State also has the power to acquire historic sites. Parks and Recreation Law allows the Office of Parks and Recreation to acquire historic areas for state park purposes. The State Nature and Historic Trust Program (Article 45 ECL) provides for the acquisition by DEC of significant historic sites. The Environmental Quality Bond Act of 1972 can provide funds for this purpose.

2. National Register - Historic sites on the National Register are protected to the extent that any activity financially assisted, licensed, or carried out by the federal government that will affect a property on the Register is subject to review by the Advisory Council on Historic Preservation. However, there is nothing in the law that prohibits an owner of a property listed on the National Register from selling, altering, or even destroying his property. Owners may, however, apply for matching grants-in-aid for acquisition and restoration. There are also federal tax advantages available on rehabilitation (including restoration) work for commercial properties.

3. General Municipal Law - Section 96-a, Article 5 of the General Municipal Law allows the local governing board of any county, city, town or village to "provide by regulations, special conditions and restrictions for the protection, enhancement, perpetuation and uses of places, districts, sites, buildings, structures, works of art and other objects having a special character or special historical or aesthetic interest or value." These regulations may also apply to the use and/or appearance of neighboring private property.

4. State Environmental Quality Review Act - Under rules and regulations of the State Environmental Quality Review Act, (6 NYCRR 617), any State funded or licensed development activity that impairs the character or quality of important historical (properties on the National Register are mentioned specifically), archeological, architectural, or aesthetic resources or of existing community or neighborhood character is judged a "Type I action" and therefore requires an environmental impact statement. The statement must describe the exact nature of the impact on the historic resource. There is no provision, however, for prohibiting the project if the impact is found to be adverse.

5. Case Law - Courts have interpreted the broad powers granted to municipalities to mean that they can be used for historic preservation purposes. The most well known case, Penn Central Transportation Co. v. New York City (46 LW 4856), established New York City's right to regulate development of historic areas. The Supreme Court of the United States upheld a New York City landmarks preservation law. It found that the City's restriction of development on the parcel of land occupied by the Grand Central Terminal did not constitute a taking of the property. This precedent established by the Supreme Court should be helpful in upholding historic preservation regulations.

D. Additional Management Authority Necessary to Achieve Management Objectives
Other than acquisition, there is no present mechanism by which we can guarantee the preservation of historic resource GAPCs within New York State's coastal boundary. However, as noted above, state law already enables counties, cities, towns, and villages to adopt regulations that would accomplish the preservation of historic resources.

The police power allows municipalities in New York State to regulate private activity or property in the interest of public health, safety, and general welfare. Zoning is the basic police power regulation applicable to land use and as such, may include provisions for controlling historic sites, districts and structures.

Basically, there are two types of historic preservation controls that can be adopted at the local level: historic district ordinances and landmark commission ordinances. The district ordinance provides for certain types of controls in a historic district, an area where the majority of the buildings are architecturally or historically significant. The controls in a historic district are aimed at maintaining the character of the area; therefore, demolition, alteration, and new construction would be subject to review. Existing buildings are subject to performance standards; uses are generally not prescribed.

The landmark ordinance is aimed at the preservation of identified specific buildings and sites. Unlike the district ordinance, it is not comprehensive in terms of preserving the character of a larger area. While a landmark ordinance can involve controls over neighboring property, its major concern is the cultural, architectural, historic, or social significance of a particular building or site. Like the district ordinance, it can review (through a permit system) demolition and alteration. The prevention of adverse effects on the structures is most important.

A system of land use regulation called "transfer of development rights (TDR)" might be an integral part of the landmark or historic district ordinance. Under this system, the right to develop one's land is separated from the other rights associated with that land. These development rights may then be sold and used in other designated areas where development is more desirable. If a municipality decides that they would like to prohibit certain development in a historic district, a TDR system would be an effective tool. Owners of land in the district could transfer their development rights to an area designated as being able to support further development. This system allows the district to be preserved and guarantees landowners just compensation on their restricted property.

The structure of the landmark or historic district ordinance should be based on the following six components:

1. Statement of purpose - should give basic idea of the public purpose to be served by the ordinance. For example, it could cite economic benefits or the importance of the district or landmarks.

2. Administrative Organization - this section creates the administrative organization to review activities that may effect historic districts or landmarks. It may specify particular types of members to be chosen.

3. Statement of Regulated Conduct - this section either delineates the district or landmark or creates a procedure to designate them. In addition, the type of activities to be reviewed (demolition, alteration, construction) are designated.

4. Standards for Decision - delineates the standards by which permit decisions are made by the administrative organization. Standards for districts are usually very detailed while those for landmarks are usually limited to activities "that have no adverse effect."

5. Procedure - usually involves some type of permit system. This would involve details on how a permit is to be given, who will grant it, when it would be granted, etc. (essentially the "nuts and bolts").

6. Appeals - delineates which governing body will hear appeals and who can appeal a decision reached by the administrative organization.

The Coastal Management Program will certainly not dictate the specific provisions of a local preservation ordinance. The provisions for such regulations included herein are only meant as general guidelines. However, the Program is specifying sites and districts to be regulated. Local ordinances may add additional sites and districts. In addition, new authority will be sought by the Coastal Management Program to provide for the state's use of its own capital constructions and permit-issuing powers to discourage incompatible development in or near historic resources. The new authority would provide for designation of the affected areas through the Coastal Management Program, with full participation and cooperation by state agencies and by those local governments which obtain approval of local coastal management programs. To receive approval, local governments would have to have historic preservation regulations such as those described above.

Coastal-related historic sites will be given priority by the Coastal Management Program. As such, any 306 or other funding directed at historic site GAPCs will be allocated first to those obviously coastal-related historical sites.

There is a bill pending in the New York State Senate (the General Assembly has passed the bill) that would establish a State Register of Historic Places. The bill includes provisions for tax benefits, evaluation of the effects of state projects on historic resources, and state consideration of making use of historic buildings for government purposes. If this bill is approved by the Senate, an additional mechanism will be created to help meet management objectives for this generic category of GAPC.

E. Implementing Agencies: Implementation of management objectives for Historic Site GAPCs will be the prime responsibility of local government, with the Coastal Management Program, and OPR's Division of Historic Preservation responsible for review functions.

Generic GAPC Category - State Parks

I. Introduction

A. State Park Significance

Shorefront access and recreation are two of the major issue areas associated with New York State's coastal area, as identified by the Coastal Management Program. Public access to the coastline for recreational purposes is determined to a great extent by land ownership and by shoreline land use patterns. If coastal lands are privately owned, public access is usually prohibited, and most of New York State's coastal lands are privately owned. Over 85% of the state's Great Lakes shoreland is in private hands. In addition, large portions of New York's coast are inaccessible or access is severely limited because of residential, commercial, industrial and transportation uses. For example, access to the Hudson River is substantially reduced because railroad lines run parallel to both shores.

Leisure time and a concomitant interest in recreational pursuits are increasing while physical barriers to public access persist and the interest in buying up coastal land for private purposes increases. It is evident that public access to New York's coastal lands is limited, at best. Therefore, it is imperative that those public access points that do exist be preserved, maintained, and managed and new ones provided so that as many people as possible can take advantage of recreational opportunities.

State parks are the public facilities that provide recreational opportunities for the largest number of New York State residents. There are 90 state parks within New York's coastal boundary and they provide a wide range of public recreation. Because access to the coast for recreational pursuits is so limited in New York State, state parks represent probably the most important link between the people and the shore. As such, the Coastal Management Program is proposing to designate all state parks within the coastal boundary as Geographic Areas of Particular Concern.

B. Definitions

The New York State Office of Parks and Recreation (OPR) administers a comprehensive outdoor recreation program that includes several types of state park facilities. The facilities can be grouped into four distinct categories: linear systems; historic areas, boating facilities; and park and land preserves.

Included in the linear system are recreationways (trails designed to serve all types of users), parkways, and linear parks (a more developed trail system with facilities located along the trail). The historic category includes sites, parks, and preserves which possess historical value. Boating facilities include marine parks, boat launching sites and cartop boat access points. The last category of OPR recreation facility is the park and land preserve.

There are five types of park and land preserves. A metropark is one located on reclaimed land in a non-natural setting. It is intended for high intensity use and may include indoor as well as outdoor activities. Roberto Clemente Park in the Bronx and Earl W. Brydges Artpark in Niagara County are examples. A "state park" is usually in a natural setting; however, man-made facilities can take up a great deal of its land area. Beaches, bathhouses, swimming pools, game courts,

and picnic areas are some of the facilities provided. Hamlin Beach State Park in Monroe County, Beaver Island State Park in Erie County, and Captree State Park in Suffolk County are examples of this type of OPR facility. A scenic park has very limited development in a natural setting. Certain activities, such as swimming, camping, or fishing, may be provided; however, the focus of the park is on its scenic quality. Chimney Bluffs State Park in Wayne County is an example. A park preserve is a completely natural area with resources that require protection. These resources may include bogs, salt marshes, dunes, or other unique features. Only the most non-intensive uses, such as nature trails, hiking, and showshoeing are permitted. Man-made facilities are kept to a minimum. An example of a park preserve is Wellesley Island State Park in Jefferson County. The fifth type of park and land preserve is the state campground. State campgrounds are specifically limited to camping; recreational facilities are often found in such areas, but are usually limited to camper use only.

Historic recreation areas are not being designated as GAPCs under the state park generic category. Many of these areas are already proposed as GAPCs under a separate historic site generic category (which includes those properties on the National Register of Historic Places). The management objectives for the state parks generic category have been determined to be inappropriate for the historic recreation areas. Any state-owned historic site not on the National Register of Historic Places will therefore be added to the "Historic Site" generic category of GAPC.

II. Relationship to New York State Coastal Management Issues and Criteria

A. Coastal Issues Involved

New York State has identified eleven coastal issue areas which are most in need of immediate management attention. The designation and appropriate management of state parks as GAPCs will help to resolve some of the problems associated with the following New York State-identified coastal issues:

1. PUBLIC ACCESS - Access to coastal areas in many sectors of New York State is limited or non-existent. Municipal parks and beaches also sometimes exclude non-residents from coastal lands state parks therefore often provide the only recreational access for a large number of state residents. Undeveloped state parks exist in some regions that have never been opened to permit public access.

2. RECREATION - Coastal areas provide New York State residents with a most important recreational resource. Water-related activities are one of the most popular forms of recreation. State parks provide major areas of public lands and appropriate facilities where these activities may be undertaken.

3. AESTHETICS - Many of New York State's most scenic resources are contained in or are accessible from state parks. In many cases, the only means of preserving aesthetic quality on the coast has been through acquisition of scenic land for park purposes.

B. Criteria Satisfied and Why

1. Unique or scarce natural habitats or physical features characterized by a statewide or national geographic frame of reference. Often the only means of preserving unique physical features has been through public purchase of Office of Parks and Recreation and designation as state parkland.

2. Areas that are widely recognized as being scenic. Particularly scenic lands in New York State have often been preserved through acquisition by Office of Parks and Recreation and subsequent designation and development as state parkland.

3. Areas or facilities of substantial statewide recreational value which are already in public ownership. Often, state parks provide the only areas of New York State's coast where people can pursue recreational activities.

4. Areas where the access to and utilization of coastal waters are of statewide significance for recreational resources. Water-dependent and water-enhanced recreational activities such as swimming, boating, hiking, and camping are obviously tied to coastal locations. State parks along the coast provide the public with an opportunity to participate in these activities.

5. Urban areas where the competition between commercial, industrial, residential, recreational, and environmental resources has or may have effects on statewide interests relating to the eleven coastal issues most significant to New York State. State parks located in or near urban areas are subject to the pressures of high intensity, incompatible uses. A park's capacity may be exceeded because of surrounding high density residential uses. The water quality of a swimming area may be threatened by improperly treated discharges from encroaching or nearby industrial or other urban uses.

6. Areas where the state's investment in public facilities is threatened by hazards. Erosion, flooding, and slides are examples of natural hazards that threaten various recreational facilities contained in state parks.

III. Management Program

A. Management Objectives

The obvious management objective for state parks is to preserve and maintain these facilities so that the residents of New York State are guaranteed recreational access to the coastal zone. However, four other management objectives are important:

1. Ensure first that water-dependent uses and then water-enhanced uses are accommodated within coastal state parks.

2. Manage lands immediately adjacent to state parks so that incompatible development does not take place or is, at least, minimized.

3. Provide the appropriate level of public access to presently undeveloped state parks. Satisfaction of this objective depends on long-range use. It might range from provision of limited parking in a park to be preserved in its natural state to building bathhouse facilities and roads in an area intended for more intensive use.

4. Ensure that the carrying capacities of state parks are reached. It is obviously undesirable to exceed the carrying capacity of a state park. The Coastal Management Program emphasizes, however, that state parks should not be underutilized.

B. Priority Uses

As mentioned previously, highest priority uses within coastal state parks are those recreational activities that are water-dependent or water-enhanced. The lowest priority uses within state parks are those that would be environmentally

incompatible. The extent of this incompatibility will vary, of course, from park to park depending on the amount of existing development and the character of the parkland.

Priority uses of lands immediately adjacent to state parks will also vary according to the type and intensity of both existing and proposed development and the nature and character of the state park. For a park that has primarily been left in an undeveloped state, the highest priority development on adjacent land would be that which affords maximum protection to the natural character of the park. The application of development performance standards for park protection would be appropriate in this instance. In a more highly developed state park performance standards for adjacent land development would vary with the nature of the park. For example, performance standards for lands adjacent to a park characterized by particularly scenic views would be geared to preserving the visual quality of the park.

C. Existing Management Authorities

1. Office of Parks and Recreation - It is legislated policy of New York State (Title B, Article 3, Section 3.01 of the Parks and Recreational Law) to establish and maintain a system of state parks. State parks are administered by the New York State Office of Parks and Recreation (OPR). Office of Parks and Recreation is presently in the final stages of developing a State Park Land Classification System. This system would examine the land capabilities of each state park area so that the type and level of appropriate development can be determined. When completed, this should give OPR increased capability for decision-making concerning desirable development at each of its coastal state parks.

2. Office of General Services - There is a great deal of unappropriated state land throughout New York State. It could be made available for parks through a transfer of jurisdiction from the Office of General Services to the Office of Parks and Recreation.

3. Local Zoning - Office of Parks and Recreation's ownership, administration, and policy planning powers provide adequate management authority to meet management objectives within state parks. However, OPR does not have power to ensure that compatible development takes place in lands adjacent to state parks. Section 13.07 of the Parks and Recreation Law prohibits any person from erecting or maintaining any advertising sign or structure within 500 feet of the border of any state park. Other than that, control of adjacent lands is left to the local government. The individual municipalities can, through zoning and other land use controls, regulate the use of these lands.

4. General Municipal Law - Section 239-m of the General Municipal Law does require, however, that any proposed zoning regulation or amendment to a zoning regulation which would change the regulations applying to real property within 500 feet of the boundary of a state park must be submitted to a county planning agency (or the appropriate regional planning agency if no county agency exists) for review. If the county planning agency disapproves the zoning proposal, the municipal agency having jurisdiction in local zoning matters may proceed with the disapproved regulation only after a vote of a majority plus one in favor. In addition, a resolution must be adopted setting forth the reasons for going counter to the county recommendation.

5. Town and Village Law - Section 264 of New York State Town Law and Section 7-706 of New York State Village Law both require that if a change or amendment is proposed to a zoning ordinance that affects property within five hundred feet of the boundary of a state park, notice shall also be given to the regional state park commission having jurisdiction over that state park. If this zoning proposal affects property within 500 feet of another city, town, village, or county boundary, notice shall also be given to the clerk of such municipality. A representative of such city, town, village, or county has a right to appear and testify at a public hearing on the proposed zoning amendment. However, a representative of the appropriate regional state park commission does not have the right to appear and testify.

D. Additional Management Authorities Necessary

Additional management authority to achieve management objectives within state parks is unnecessary given existing authority held by OPR. OPR should however, give priority to several policies outlined within the State Comprehensive Outdoor Recreation Plan; stress water-related activities in coastal state parks; provide appropriate public access to the shore as quickly as possible at presently undeveloped state parks; increase capacity use at state parks where demand exists and the area is capable of supporting greater use; and act to decrease use at parks whose carrying capacities have been exceeded.

Additional management authority is necessary, however, to control land uses on adjacent lands. While the previously cited section of the General Municipal Law may assist in controlling subsequent revisions to an existing ordinance, there is nothing to ensure that present zoning limits development to compatible uses.

If the local zoning is judged to be adequate (that is, it appears to effectively implement management objectives for state parks), Section 239-m would be utilized to prevent changes that might permit incompatible development within the 500-foot limit. The Coastal Management Program should actively work with county or regional planning agencies as well as with the local body on appropriate zoning for land within the 500-foot boundary of a state park.

Other land use controls on which the State could give assistance and advice include site-plan review systems, subdivision regulations and protective easements.

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In addition, consideration should be given to amending Town (Section 264) and Village (Section 7-706) Law to permit a representative of the appropriate regional state park commission to appear and testify at a public hearing on a zoning amendment affecting lands 500 feet from the border of a state park. This would give the State an additional advisory role on uses on lands within 500 feet of a state park.

E. Implementing Agencies

The Office of Parks and Recreation, the Office of General Services, the Coastal Management Program, county and regional planning agencies, and local municipalities would implement management objectives for state parks. OPR would deal with development within state parks while the remaining agencies would deal with uses on lands adjacent to state parks. OPR would also be given an advisory role on adjacent lands if Section 264 of Town Law and Section 7-706 of Village Law were amended.

GENERIC GAPC CATEGORY - WETLANDS

I. Introduction

New York State has recognized the importance of its tidal and freshwater wetlands by enacting in 1973, the Tidal Wetlands Act and in 1975, the Freshwater Wetlands Act. The major objective of these state laws is to protect and preserve the natural benefits to be derived from wetlands by regulating their use and development. The New York State Coastal Management Program agrees that the state's wetlands are an invaluable natural resource that must be protected. As such, the Coastal Management Program is recommending GAPC status for all officially designated tidal and freshwater wetlands within the state coastal boundary. GAPC designation will thus emphasize the need for management control of this diminishing natural resource in coastal areas and possibly provide funds to assist local governments in the implementation of the Tidal and Freshwater Wetlands Acts through the Coastal Management Program.

II. General Description

A. Qualifying Wetlands:

All lands delineated as tidal wetlands on an inventory map prepared by the Department of Environmental Conservation and areas adjacent to these wetlands qualify as GAPCs. For land to be considered adjacent to a wetland it must meet one of the following criteria: 1) 300 feet landward of the most landward boundary of the wetland (150 within New York City); 2) to the seaward edge of the closest man-made structure; 3) to the elevation contour of 10 feet above mean sea level (except when that contour crosses the seaward face of a bluff or cliff). Adjacent land cannot be more than 300 feet from the landward boundary of the wetlands; it can be less.

All lands delineated as freshwater wetlands in an inventory being prepared by the Department of Environmental Conservation and those adjacent areas within one hundred feet of the boundary of the freshwater wetland are designated as GAPCs. The wetland must be at least 12.4 acres in area or, if less, be of unusual local significance as determined by the Commissioner of DEC.

B. Definitions

1. Tidal Wetlands include the following classifications:

a) coastal fresh marsh (designated FM on the DEC inventory): found primarily in the upper tidal limits of riverine systems where significant freshwater inflow dominates the tidal zone;

b) intertidal marsh (designated IM on the DEC inventory): the vegetated tidal wetland zone lying generally between average high and low tidal elevation;

c) coastal shoals, bars and flats (designated SM on the DEC inventory): the tidal wetland zone that at high tide is covered by water, at low tide is exposed or is covered by water to a maximum depth of one foot, and is not vegetated by low marsh cordgrass;

d) littoral zone (designated LZ on the DEC inventory): the tidal wetland zone that includes all lands under tidal waters which are not included in any other category. The littoral zone does not include land under waters deeper than six feet at mean low water;

e) high marsh or salt meadow (designated HM on the DEC inventory): normally the uppermost tidal wetland zone, usually dominated by salt marsh grass and spike grass. This zone is periodically flooded by spring and storm tides;

f) formally connected tidal wetlands (designated FC on the DEC inventory): the zone in which normal tide flow is restricted by man-made causes.

2. Freshwater Wetlands are those lands and waters of the State which contain any or all of the following:

a) lands or submerged lands, commonly called marshes, swamps, bogs, and flats which support the following aquatic or semi-aquatic vegetation;

1) wetland trees which depend upon seasonal or permanent flooding or sufficiently water-logged soils to give them a competitive advantage over other trees;

2) wetland shrubs which depend upon the same type of competitive advantage as wetland trees;

3) emergent vegetation;

4) rooted, floating-leaved vegetation;

5) free floating vegetation;

6) wet meadow vegetation which depends upon seasonal or permanent flooding or sufficiently water-logged soils to give it a competitive advantage over other open-land vegetation;

7) bog mat vegetation;

8) submergent vegetation;

b) lands and submerged lands containing remnants of any vegetation that is not aquatic or semi-aquatic and that has died because of wet conditions over a sufficiently long period, provided that such wet conditions do not exceed a maximum seasonal water depth of six feet, and provided further that such conditions can be expected to persist indefinitely, barring human intervention;

c) lands and waters enclosed by aquatic or semi-aquatic vegetation; the regulation of which is necessary to preserve and protect the aquatic and semi-aquatic vegetation;

d) waters overlying section "a" and "b" above and the lands underlying section "c" above.

C. Significance

Many of New York State's tidal and freshwater wetlands have been destroyed over the years through the unregulated activities of man, such as dumping, dredging,

and filling. For example, it has been estimated that between 1954 and 1968, over one-third of the tidal wetlands in Nassau and Suffolk Counties were destroyed to accommodate suburban developments. There are many important reasons why this destruction must be stopped. The following are some of the benefits derived from both freshwater and tidal wetlands:

1) they provide flood and storm control through absorption and storage. Hydraulic and hydrologic functions of wetlands help them to serve as natural buffers, protecting developed areas from storm tides and waves;

2) they provide wildlife habitat, including breeding, nesting, and feeding grounds and cover for many types of wildlife, wildfowl, and shorebirds;

3) they provide recreational opportunities such as hunting, fishing, boating, hiking, camping, bird-watching, and photography to thousands of visitors and citizens of the State. In certain areas, wetlands represent the last frontier for certain of the state's valuable natural resources;

4) they provide natural pollution treatment by serving as settling basins where silt and clay particles carrying organic matter, nutrients and possibly toxic substances settle out of suspension. Vast quantities of oxygen, necessary for this conversion process, come from photosynthesis and oxygen exchange from air to water.

5) they provide erosion control by acting as sedimentation areas and filtering basins that collect silt and organic matter otherwise deposited in channels and harbors;

6) they provide educational and scientific opportunities in a readily accessible outdoor biophysical laboratory; and,

7) they provide desirable and aesthetic open space in many otherwise densely developed areas.

In addition, freshwater wetlands serve as sources of nutrients in freshwater food cycles, nursery grounds and sanctuaries for freshwater fish, and aid in the protection of subsurface water resources, as well as providing valuable watersheds for groundwater supplies. They may serve as recharge areas for groundwater supplies, particularly those located on Long Island.

Tidal wetlands are essential to marine food production. Approximately two-thirds of the sport fish caught and two-thirds of commercially harvested fish and shellfish depend on the tidal wetland at some point in their life cycle. Tidal wetlands contain and recycle nutrients upon which crustaceans and shellfish depend. They are the nursery and sanctuary for many finfish and they sustain microscopic organisms and vegetation that play a role in other food chains.

III. Relationship to New York State Coastal Management Issues and Criteria

A. Coastal Issues Involved:

New York State has identified eleven coastal issue areas which are most in need of immediate management attention. The designation and appropriate management of tidal and freshwater wetlands as GAPCs will help to resolve some of the problems associated with the following six New York State-identified coastal issues:

1. WATER QUALITY
2. FISH AND WILDLIFE
3. ECONOMIC DEVELOPMENT
4. RECREATION
5. EROSION AND FLOODING
6. AESTHETICS

Specific relationships to these issue areas have been identified in the discussion immediately preceding this section.

B. Criteria Satisfied and Why:

1) Freshwater and tidal wetlands regulated under the state's freshwater and tidal wetlands programs.

2) They are a unique or scarce physical feature characterized by a statewide frame of reference. Wetlands provide a number of unique benefits for New York State. Their number and area have been substantially diminished as a result of filling, dredging and dumping activities.

3) They are scenic areas that have widespread recognition as being scenic. Often the only natural open space left in many coastal areas of the state, wetlands offer aesthetically pleasing visual relief from encroaching industrial, commercial and residential development.

4) They are areas of high natural productivity identified as needing protection or preservation for the continued economic viability of an industry or commercial enterprise of economic significance to New York State. It has been estimated that two-thirds of New York State's commercially harvested fish and shellfish depend on the tidal wetland at some point in their life cycles. Sport fishing is also an essential component of New York State's recreation industry. By not protecting tidal and freshwater wetlands, the future of industries vital to the economy of New York State is put in jeopardy.

5) They are areas directly needed to protect and preserve desired land and water uses in other designated geographic areas of particular concern: In the section describing the significance of wetlands, it was shown that freshwater and tidal wetlands act in several ways as natural protective devices. These varied inherent functions can protect and preserve such GAPCs as port areas, beaches, flood hazard areas, and fish and wildlife areas.

IV. Management Program

A. Management Objectives:

The primary management objective for freshwater and tidal wetlands is to preserve and protect them. The secondary management objectives is to ensure that any development that does take place in the wetland or within its buffer zone does not interfere with or alter the vital natural benefits they provide.

B. Priority Uses:

Uses which will receive highest priority are non-intensive recreational activities: non-motorized boating; hiking; hunting; fishing; and camping, for example. Lowest priority uses involve any use identified by Tidal Wetland land use regulations as presumptively incompatible or incompatible.

C. Existing Management Authorities:

1. Freshwater Wetlands - Article 24 of the Environmental Conservation Law, "The Freshwater Wetlands Act" regulates the use and development of the state's freshwater wetlands of 12.4 acres or more or those deemed as of unusual local significance by the Commissioner of DEC. The regulatory program has two major components: an interim permit program and a permanent permit program. The interim permit program, described in detail in 6 NYCRR Part 662, is in effect in each county until the inventory for that county is completed and final maps are filed with the local governments. The interim permit is a written permit issued by DEC which may allow certain activities in a regulated freshwater wetland. No one may undertake a regulated activity in or within 100 feet of a freshwater wetland without obtaining such a permit. The decision to issue, deny, or limit a permit is based on the effect of the activity on the value of or the benefits provided by the wetlands. Draining, dredging, filling, erecting structures, and pollutant discharging are some of the activities that are regulated by the interim permit program.

The permanent regulatory program, involving land use restrictions and permits for specified activities, will go into effect in each county as soon as the county inventory is completed and maps are certified and filed with local governments. No appreciable number of final county wetland map filings were expected to occur until the spring of 1978. At that point, local wetlands laws that have already been adopted by cities, towns, and villages and are at least as restrictive as regulations developed by DEC will have gone into effect. If cities, towns, or villages do not participate, responsibility will shift to the county. If the county fails to participate, DEC will regulate the wetlands within the respective local area. The 1977 legislative amendments allow any city, town, or village which defaults or transfers its authority to the county or state to recover such authority at any time. To do so, they must adopt a freshwater wetlands protection program consistent with minimum state requirements.

2. Tidal Wetlands - Article 25 of the State Environmental Conservation Law, "The Tidal Wetlands Act", is designed to preserve and protect the tidal wetlands of New York State. The regulatory program associated with the Act, included in 6 NYCRR Parts 660 and 661, has two major components: a moratorium regulatory program and a permanent regulatory program, including land use regulations. Up until September of 1977, any person who wanted to alter a tidal wetland or any area within 300 feet of the wetland had to apply for a moratorium permit from DEC. The applicant had to demonstrate that the development moratorium established by law was causing a hardship and that the proposed alteration was not contrary to the intent of the wetland law.

In September, 1977, the majority of the tidal wetlands inventory was completed and maps were filed with appropriate local officials. This means that the moratorium on development in the majority of tidal wetlands is lifted and permanent tidal wetland use regulations now apply. The program is based on a detailed set of rules and regulations for six categories of tidal wetlands (identified on the inventory maps) and adjacent areas having a maximum width of 300 feet. There are four types of uses: non-regulated uses; generally compatible uses;

presumptively incompatible uses; and incompatible uses. Generally compatible uses require either a permit or a letter of notification. Regulations identify uses which DEC will always oppose (incompatible uses) and those which it probably will oppose (presumptively incompatible uses). Each application for a permit is subject to a public hearing. A notice of public hearing is sent by DEC to the chief administrative officer of each municipality in which the affected wetland is located, to all adjacent landowners, and to all known claimants of water rights which relate to land within 300 feet of boundary of the property on which the proposed activity is located. If no specific objectives are received from these interested parties, and the applicant waives his right to a hearing, the regional permit administrator may cancel the public hearing. After the hearing, or cancellation thereof, the permit may be either denied or issued with provisions and conditions to minimize adverse effects on the wetland. Violations of the act are subject to both fines and jail terms.

D. Additional Management Authority Necessary:

New York State's tidal and freshwater wetlands seem to be sufficiently managed by the existing wetlands laws. No additional management authority seems necessary. However, the enforcement of the wetlands programs may be eligible for funding under Section 306 of the CZM Act. Funding may be directed to DEC or local governments for the purpose of increasing enforcement capabilities.

E. Implementing Agencies:

New York State Department of Environmental Conservation, county and local governments, will be the units responsible for implementing the wetlands programs.

SITE-SPECIFIC GAPC MANAGEMENT PROGRAMS

The following are the management programs for site-specific GAPCs designated by the Coastal Management Program. They are organized by region. Lake Erie GAPCs are listed first and are followed in order by those on the Niagara River, those on Lake Ontario, those on the St. Lawrence River, those in New York City, and those on Long Island.

I. GENERAL DESCRIPTION OF GEOGRAPHIC AREA OF PARTICULAR CONCERN (GAPC)

A. NAME: Chautauqua Creek

B. LOCATION AND BOUNDARIES (IF AVAILABLE): Chautauqua Creek is located in the Town of Westfield, Chautauqua County. The mouth of the Creek opens into Lake Erie. To the northeast is Barcelona Harbor (another site-specific GAPC), a prime marine recreation area. The inland boundary of the Chautauqua Creek GAPC is the first barrier to fish migration, the Westfield Waterworks Dam.

C. OWNERSHIP: The Chautauqua Creek area is characterized primarily by large, privately owned tracts of land.

D. PHYSICAL/NATURAL FEATURES: Chautauqua Creek has been classified as a major resource stream by New York State Department of Environmental Conservation regional resource managers. It is one of the primary salmonid tributaries of Lake Erie. During the fall, certain salmonid species congregate at the mouth of the Creek before migrating upstream to spawn. Natural reproduction of brown trout occurs in the Creek and DEC has established a trout stocking program, as well.

The mouth of the Creek contains a seven-acre mature woodland containing oak, walnut and beach trees. Farther inland from the mouth is the Chautauqua Gorge. The Gorge is a particularly scenic area because of unusual bedrock outcrops. One of the largest exposures of Upper Devonian rocks in New York State is located here. In addition, the Gorge has been a historic nesting area for ospreys, peregrine falcons, and bald eagles. The Creek has a stream classification of C(T); that is, fishing is the highest and best use and dissolved oxygen must be maintained at a level sufficient for trout.

E. PRESENT USES: Land uses vary from the mouth of the Creek to inland areas. Along the immediate shores of the Creek, forest lands predominate. Beyond this forest land, along the western bank, most of the land is high viability farmland, with much of it in agricultural districts. There are small pockets of low density residential development and the Town of Westfield is directly east of the Creek. For the most part, land immediately adjacent to both shores of the Creek has been left in its natural state. The Village of Westfield Sewage Treatment Plant discharges water that has had secondary treatment into Chautauqua Creek.

F. ZONING: The majority of the Town of Westfield is zoned residential agricultural. Most of the land in the Creek vicinity is zoned as such. The land near the mouth of the Creek is zoned residential lakeside.

G. ADJOINING AREAS: Chautauqua Creek is surrounded by high viability farmlands, particularly grape vineyards. The Village of Westfield lies directly east and the Village of Barcelona is directly northeast of the mouth of the Creek. Small pockets of low density, rural residential uses also exist in adjoining areas.

II. RATIONALE FOR GAPC DESIGNATION

A. COASTAL ISSUES: New York State has identified eleven coastal issue areas which are most in need of immediate management attention. The designation and appropriate management of Chautauqua Creek as a site-specific GAPC of statewide

significance will help to resolve some of the problems associated with the following four New York State-identified coastal issues:

1. WATER QUALITY - Chautauqua Creek is a major fishing stream. That portion of the stream from the Westfield Sewage Treatment Plant to Lake Erie is presently classified as "water quality limiting," indicating that the Creek is at or near its limit in the amount of pollutants it can assimilate and still retain a "C" rating. The Village of Westfield Sewage Treatment Plant presently discharges secondary treated waste-water directly into the Creek. Recent data indicates the remaining segment of Chautauqua Creek may meet water quality standards.

2. FISH AND WILDLIFE - Department of Environmental Conservation has classified Chautauqua Creek as a major resource stream. Salmonids congregate at the mouth of the stream, brown trout reproduce naturally, and DEC stocks the Creek with other types of trout. In addition, osprey, peregrine falcons, and bald eagles have been known to nest in the Gorge portion of Chautauqua Creek.

3. RECREATION - Chautauqua Creek Gorge provides recreational fishing opportunities to many New York State residents.

4. AESTHETICS - The Chautauqua Creek Gorge is recognized as a unique scenic area.

B. Criteria Satisfied and Why:

1. It is a scenic area that has widespread recognition as being scenic. The Gorge area of the Creek is a particularly scenic area.

2. It is a habitat for rare, threatened, endangered, or diminished species. The Gorge area has historically been a nesting place for bald eagles, peregrine falcons, and ospreys.

3. It is an area of high natural productivity or essential species habitat so designated as of statewide significance by the Department of Environmental Conservation in their inventory of significant fish and wildlife resources. Department of Environmental Conservation has classified Chautauqua Creek as a major Lake Erie resource tributary. Various salmonid species use the Creek for spawning, and DEC conducts a trout stocking program there.

III. MANAGEMENT PROGRAM

A. MANAGEMENT OBJECTIVES:

1. Ensure that the water quality of the Creek itself is maintained at the "C(T)" level.

2. Ensure that lands adjacent to the stream remain in their natural condition.

3. Increase public access to valuable recreational fishery provided by Chautauqua Creek.

B. PRIORITY USES:

1. High: very low density residential, open space, recreational boating.
2. Low: those uses that discharge pollutants directly into the Creek, and those uses that destroy the natural character of the area.

C. EXISTING MANAGEMENT AUTHORITIES:

1. State Pollutant Discharge Elimination System (SPDES) - A SPDES permit has been issued to the Village of Westfield Sewage Treatment Plan; it sets limits for rate and amount of flow and sets restrictions on the amounts of various substances. In addition, the permit also calls for the Village to adopt an industrial waste ordinance. The Village has done so, thus ensuring that industry (three grape processing plants, for example) treat its waste before it sends it to the treatment plant. All industrial, commercial, and residential discharges that discharge over ten thousand gallons a day and do not use the treatment plant are required to get a permit.

2. The Protection of Waters Law (Title 5, Article 15 of Environmental Conservation Law) - This law requires a permit for any modification to the bed or bank of a stream with a C(T) classification or higher. Chautauqua Creek is classified as C(T). If a proposed development causes unnecessary soil erosion, increased water turbidity, variations in water velocity, water temperature, and water levels, pollution, destruction of natural habitat, or the loss of fish and aquatic resources, a permit will not be granted.

3. The Endangered Animal Species Program - DEC's Division of Fish and Wildlife, Endangered Species Unit, develops programs to protect and enhance the habitats of endangered species. The peregrine falcons, bald eagles, and ospreys that use Chautauqua Creek Gorge as a habitat area may be protected under this program.

4. The Public Access to Fishing Areas Program - Administered by DEC's Fish and Wildlife Division, this program allows DEC to acquire public access rights to fishing areas. This should not be construed as purchasing land along Chautauqua Creek and turning it into a state park. Rather, the program recognizes the property rights of private owners and simply attempts to provide access for recreational fishing.

5. Local Zoning - The Village and Town of Westfield's zoning powers may also be used to achieve management objectives. Most of the land along the Creek is presently zoned as agricultural residential and lakeside residential, both low-density designations. On most of the land, this zoning would be appropriate. There are some particularly sensitive areas, however, such as the Gorge, that should be zoned as open space. The Town of Westfield may also want to go a step further, to exercise its power of eminent domain, and purchase these environmentally sensitive areas.

D. ADDITIONAL MANAGEMENT AUTHORITIES NECESSARY:

1. Coastal Management Program - With federal government approval, New York's Coastal Management Program will be able to utilize funds for the provision of access to valuable public lands. These funds could be used to provide fishing access to the creek.

E. IMPLEMENTING AGENCIES:

1. Department of Environmental Conservation
2. Coastal Management Program.
3. Village of Westfield.
4. Town of Westfield.

I. GENERAL DESCRIPTION OF GEOGRAPHIC AREA OF PARTICULAR CONCERN (GAPC)

A. NAME: Wendt Beach

B. LOCATION AND BOUNDARIES (IF AVAILABLE): Wendt Beach is located in Erie County within the Town of Evans. The boundaries are the Erie County Park boundary extending 50 feet seaward into Lake Erie.

C. OWNERSHIP: Wendt Beach is owned by Erie County and maintained and operated by the County Department of Parks and Recreation.

D. PHYSICAL/NATURAL FEATURES: Wendt Beach is one of the few fine sand beach areas along New York State's section of Lake Erie. The beach is 2,158 feet long and extends inland approximately 150 feet from the shore. A high wall of sand abuts the sand beach. The remaining portion of the park contains grassy, open areas with some wooded areas.

E. PRESENT USES: The Wendt Beach GAPC is presently used for swimming and beach-related recreation. There are picnic facilities and areas available for field sports. A large portion of the park is either wooded or vacant land.

F. ZONING: The Wendt Beach area is zoned residential. However, the area is within public ownership and not subject to the municipal regulations.

G. EXISTING PLANS FOR AREA USE: A Master Plan has been developed for Wendt Beach as part of a County Parks Master Plan. The Wendt Beach portion of the Master Plan has areas set aside for picnicking, field sports, natural areas and parking facilities.

H. ADJOINING AREAS: The adjoining areas are primarily rural with a few beach communities located around the Lake Erie shore.

II. RATIONALE FOR GAPC DESIGNATION

A. COASTAL ISSUES: New York State has identified eleven coastal issue areas which are most in need of immediate management attention. The designation of Wendt Beach as a GAPC will help to resolve some of the problems associated with the following four New York State-identified coastal issues:

1. PUBLIC ACCESS - Lake Erie lacks sufficient access points to the coastal area. The designation of Wendt Beach as a GAPC will help protect one of the few public access facilities along the shoreline.

2. RECREATION - Public recreational sites along Lake Erie are scarce. The designation of Wendt Beach will help to ensure adequate facilities for public use of Lake Erie as a recreational resource. The beach is also one of the few fine sand beaches along the south shore of Lake Erie.

3. AESTHETICS - The Wendt Beach GAPC provides some excellent views of Lake Erie at sunset and provides a vista of 200 miles of open water.

4. WATER QUALITY - The nature of a public bathing beach requires water of at least a "B" classification in the New York State surface water classification system. Water quality along Wendt Beach is critical to its use as a recreational facility. The area also supports an active fisheries habitat

along the nearshore adjacent to the beach.

B. CRITERIA SATISFIED AND WHY:

1. It is an area of substantial statewide recreational value already in public ownership. Wendt Beach is one of the finest natural sand beaches in this portion of New York State. It is owned by the County of Erie and provides access to Lake Erie for regionwide and statewide residents.

2. It is an area where the access and utilization of coastal waters are of statewide significance for recreational reasons. Wendt Beach provides critical access to Lake Erie for recreational reasons.

3. It is an area that has widespread recognition as being scenic. Wendt Beach provides excellent views of Lake Erie and the coastal cliffs both north and south of the park. These views are particularly scenic at sunset.

III. MANAGEMENT PROGRAM

A. MANAGEMENT OBJECTIVES:

1. Protection of natural beach front and development of recreational facilities.

2. Preservation of area water quality.

B. PRIORITY USES:

1. High: access roads, swimming and related facilities, active and passive recreation uses.

2. Low: any non-recreation related use, uses that would degrade area water quality.

C. EXISTING MANAGEMENT AUTHORITIES:

1. Erie County Ownership - The Erie County Parks and Recreation Department maintains and protects the natural sand beach and develops recreational facilities for the entire park.

2. State Pollutant Discharge Elimination System (SPDES) - All major discharges into Lake Erie are required to get a permit from DEC. This permit restricts rate and amount of flow, and types of substance discharged.

E. IMPLEMENTING AGENCIES:

1. Erie County.
2. Department of Environmental Conservation
3. Coastal Management Program.

I. GENERAL DESCRIPTION OF GEOGRAPHIC AREA OF PARTICULAR CONCERN (GAPC)

A. NAME: Eighteenmile Creek (Erie County)

B. LOCATION AND BOUNDARIES (IF AVAILABLE): Eighteenmile Creek Gorge is located within Erie County in the Towns of Hamburg and Evans. The GAPC boundary is the top edge of the Creek Gorge from Lake Erie to Old Lake Shore Road. This includes the walls of the Gorge.

C. OWNERSHIP: The Eighteenmile Creek Gorge is presently under private ownership with a recreation easement owned by the Town of Evans running along the south side of the Creek from Old Lake Shore Road to Lake Erie.

D. PHYSICAL/NATURAL FEATURES: The Eighteenmile Creek Gorge is a unique area of scenic beauty which contains important geological features and fossil deposits. The area is characterized by steep and, in some places, sheer shale cliffs of 70 to over 100 feet in height. The area contains many varieties of trees and vegetation, including some species that are on New York State's list of protected plants.

The area is known for its fossil deposits, which date back some 400 million years. These fossils include brachopods, bryozoans, gastropods, pelecypods, trilobites, echinoderm, ostracides, corals and sponges. There was very little metamorphoses of the rock in this area, resulting in a high quality of fossil deposits. In addition to these physical and natural features, the Creek provides a spawning habitat for salmon and other fishes in Lake Erie. It has been identified by the New York State Department of Environmental Conservation as being one of the most important salmon spawning areas on the New York portion of Lake Erie.

E. PRESENT USES: The Eighteenmile Creek Gorge is presently used for fishing and some scientific and educational investigations. For the most part, the area remains in a wild, natural state. The Town of Evans holds a recreational easement on the south bank of the Creek from Lake Erie to Old Lake Shore Road. This easement provides fishing access for the general public.

F. ZONING: The area is zoned single family residential on the Evans side and designated for conservation purposes on the Hamburg side.

G. EXISTING PLANS FOR AREA USE: The Erie and Niagara Counties Regional Planning Board's Adopted Open Space and Recreational Plan has identified the area as an open space corridor with recommendations for private ownership. The Hamburg Master Plan has designated the Gorge as a conservation area. The Town of Evans has instituted general flood control measures along Eighteenmile Creek.

H. ADJOINING AREAS: A condominium development is located immediately south of the GAPC. To the north of the Creek Gorge, there are several large Victorian-style estates located along Old Lake Shore Road. Increased development and the conversion of summer homes into permanent residences along the lakeshore is changing the semi-rural character of the general area. Public sewers are currently being extended in the area and will result in increasing development pressure.

II. RATIONALE FOR GAPC DESIGNATION

A. COASTAL ISSUES: New York State has identified eleven coastal issue areas which are most in need of immediate management attention. The designation of Eighteenmile Creek as a GAPC will help to resolve some of the problems associated with the following four New York State-identified coastal issues:

1. AESTHETICS - The Eighteenmile Creek Gorge is recognized as a unique scenic area. Sheer cliffs of 100 feet or greater provide a break in the generally flat lake plain topography. The area is noted for its flora and fauna and for world famous fossil deposits from the Devonian Age.

2. WATER QUALITY - Eighteenmile Creek is one of the best salmonid spawning streams in Western New York. Ample evidence is the vast number of fishermen who line the stream banks during the spring and fall runs. Maintenance of water quality is needed to protect the fish habitat.

3. FISH AND WILDLIFE - The New York State Department of Environmental Conservation has listed the Creek as one of the most significant salmonid spawning streams in New York. Protection of the streams habitat is necessary to preserve the salmonid population in the Lake.

4. RECREATION - Eighteenmile Creek provides recreational fishing opportunities to area residents.

B. Criteria Satisfied and Why:

1. It is an area that has widespread recognition as being scenic. The Eighteenmile Creek Gorge is a unique area consisting of steep shale cliffs and abundant vegetation that provides a dramatic contrast to the usually bland land plain topography.

2. It is a historic and archeological site of cultural value. There is an archeological site of an old camp of the Neuter Indians at the mouth of the Creek. This group of Indians inhabited the area prior to the Ironquois Confederation. Important fossil deposits are also located within the Gorge in the shale cliffs.

3. It is an area of high natural productivity or essential habitat so designated as of statewide significance by the Department of Environmental Conservation. The stream is a very important salmonid spawning Creek along Lake Erie.

III. MANAGEMENT PROGRAM

A. MANAGEMENT OBJECTIVES:

1. To preserve and protect the natural features of the Gorge (i.e. fossil deposits, vegetation).

2. To ensure that the water quality of the Creek is maintained at its present high level.

B. PRIORITY USES:

1. High: communications and utilities facilities, other transportation structures and facilities, sport fishing and related access facilities, educational and research centers, natural area.
2. Low: residential development, industrial and commercial uses, uses discharging wastewater directly into the Creek.

C. EXISTING MANAGEMENT AUTHORITIES:

1. Local Zoning - This power can be used to protect the Gorge area. That portion of the Gorge area in the Town of Hamburg is presently designated as a conservation district.
2. The State Pollutant Discharge Elimination System (SPDES) - This state program can be used to maintain Eighteenmile Creek's water quality at the "B" level. Any major discharges must receive a SPDES permit from DEC limiting the rate and amount of flow and the types of pollutants.
3. The Protection of Waters Law (Title 5, Article 5 of Environmental Conservation Law) - This state law requires a permit for any modification to the bed or bank of a stream with a C(T) classification or higher. Eighteenmile Creek has a "B" classification. If a proposed development causes unnecessary soil erosion, increased water turbidity, variations in water velocity, water temperature, and water levels, pollution destruction of natural habitat, or the loss of fish and aquatic resources, DEC will not grant a permit to the developer.

D. ADDITIONAL MANAGEMENT AUTHORITIES NECESSARY:

1. New Local Regulations

- possible use of negative easements through respective municipalities to prevent undesirable development in the Gorge.
- performance standards and Gorge setbacks through municipal ordinances to ensure that development along the Gorge perimeter does not adversely affect the natural Gorge features.
- possible use of transfer of development rights.
- coordination between landowners and municipal agencies to identify and institute measures that will protect natural Gorge features.
- limitation of public access in accordance with the natural site features of the Gorge.

E. IMPLEMENTING AGENCIES:

1. Town of Hamburg.
2. Town of Evans.
3. Department of Environmental Conservation

I. GENERAL DESCRIPTION OF GEOGRAPHIC AREA OF PARTICULAR CONCERN (GAPC)

A. NAME: Woodlawn Beach

B. LOCATION AND BOUNDARIES (IF AVAILABLE): Woodlawn Beach is located in Erie County within the Town of Hamburg, west of the hamlet of Woodlawn. It consists of a 6,000 foot beach frontage stretching from the Bethlehem Steel Plant on the north to the Southtown's Wastewater Treatment Plant site on the south. The width of the beach varies, averaging approximately 500 feet from the lake low water mark.

C. OWNERSHIP: Woodlawn Beach is divided into two parcels. The northern section is 60 acres in size and is owned by the Bethlehem Steel Corporation. The southern portion of approximately 20 acres is owned by the County of Erie Southtown's Sewer District.

D. PHYSICAL/NATURAL FEATURES: The area is a fine sand beach 6,000 feet long and about 80 acres in size. The area has tree cover over 10 percent of the south central portion of the site. The 100 year flood plain of Rush Creek winds its way through part of the Beach, while slag piles from previous steel disposal activities exist on the north end.

E. PRESENT USES: Woodlawn Beach is presently used for limited recreation. Some boat launching, fishing and limited swimming occurs. There also is some sand extraction and off-the-road vehicle use of the beach. Although the north end of the beach is no longer being used for slag disposal, there are existing piles of slag from previous disposal activities.

F. ZONING: The Woodlawn Beach area is designated a conservation district by the Town of Hamburg.

G. EXISTING PLANS FOR AREA USE: There has been a feasibility study conducted by the Erie County Division of Planning on the use of Woodlawn Beach as a bathing beach. Two alternative plans were presented which differed only in the amount of beach utilized and number of persons served. The County of Erie is currently pursuing development of the 20 acre (Southtown's Sewer District) portion of the site as a bathing beach. Recreational development of the remaining 60 acre portion of the Beach will be dependent on acquisition of the site.

H. ADJOINING AREA: The Bethlehem Steel Corporation's Lackawanna plant is located directly north of Woodlawn Beach. To the east, there is the small residential hamlet of Woodlawn. To the south, the new Erie County Southtown's Wastewater Treatment Plant is under construction.

II. RATIONALE FOR GAPC DESIGNATION

A. COASTAL ISSUES INVOLVED: New York State has identified eleven coastal issues which are most in need of immediate management attention. The designation of Woodlawn Beach as a GAPC will help to resolve some of the problems associated with the following three New York State-identified coastal issues:

1. WATER QUALITY - Lake Erie water quality in the Woodlawn Beach area would be required to maintain Class "B" Stream Standard for bathing and a Class "A" Standard near the Erie County Water Authority Intakes. Care will have to be taken to prevent contamination of the Lake from the new Southtown Sewage

Treatment Plant.

2. PUBLIC ACCESS - The Lake Erie shoreline is characterized by lack of access. The coastal area is privately owned along most of the shore, including most of the sand beaches. Woodlawn Beach offers an opportunity to utilize a fine sand beach close to the center of the population of the Niagara Frontier and provide recreation and public access to a large number of residents.

3. RECREATION - Woodlawn Beach provides the opportunity to utilize a fine sand beach near the heart of the Niagara Frontier. The south side of Lake Erie lacks accessible beach front and the nearest county beach is 12 miles south of Woodlawn in the Town of Evans. The New York State Comprehensive Recreation Plan recommends preservation of open space along the Great Lakes shoreline as a major objective.

B. CRITERIA SATISFIED AND WHY:

1. It is an area of potential statewide recreation value not yet in public ownership or use. The New York State Comprehensive Outdoor Recreation Plan has recommended additional recreational sites and open space preservation along the Great Lakes. This area is in critical need of protection or its recreational value may be lost forever.

2. It is an area where access to and utilization of coastal waters are of statewide significance for recreation reasons. Woodlawn Beach is one of the few natural sand beaches on Lake Erie capable of providing access to the coastal waters.

3. It is an area where competition between commercial, industrial, residential and environmental resources has effects on the eleven coastal issues. There is competition between recreational and industrial uses for Woodlawn Beach.

III. MANAGEMENT PROGRAM

A. MANAGEMENT OBJECTIVES:

1. To publicly acquire, restore, and develop Woodlawn Beach so that its potential as a recreational resource is realized.

2. To maintain the water quality of Lake Erie contiguous to Woodlawn Beach at "B" level.

B. PRIORITY USES:

1. High: Communication/Utility facilities, access roads, swimming, active/passive recreation, water supply and sewage treatment facilities, educational/research centers, and natural areas.

2. Low: Residential, commercial, industrial uses; uses whose discharges contravene "B" water quality standard for Lake Erie.

C. EXISTING MANAGEMENT AUTHORITIES:

1. Local Zoning Powers - The Town of Hamburg has presently zoned Woodlawn Beach as a conservation district.

2. Existing Public Acquisition and Development Powers - A combination of federal state, county and local funds should be used to bring that portion of Woodlawn Beach presently owned by Bethlehem Steel under public control and use.

3. State Pollutant Discharge Elimination System (SPDES) - The SPDES permit issued by DEC to the new Southtown Sewage Treatment Plant should ensure that discharge from the plant does not contravene existing water quality standards for this portion of Lake Erie.

D. ADDITIONAL MANAGEMENT AUTHORITIES NECESSARY:

1. Coastal Management Program - Once New York State's Coastal Management Program reaches the implementation phase, it can use funds for project planning, site design and provision of access to the Woodlawn Beach area.

In addition, the Coastal Management Program is presently developing legislation that would establish the authority for limiting the types and extent of development that may occur on beaches. Activities that would adversely affect Woodlawn Beach would be restricted through performance criteria relating to use and location.

E. IMPLEMENTING AGENCIES:

1. Town of Hamburg.
2. Erie County.
3. Department of Environmental Conservation
4. Office of Parks and Recreation
5. Coastal Management Program.

I. GENERAL DESCRIPTION OF GEOGRAPHIC AREA OF PARTICULAR CONCERN (GAPC)

A. NAME: Seneca Shoals

B. LOCATION AND BOUNDARIES (IF AVAILABLE): Seneca Shoals are located in Erie County waters of Lake Erie approximately 3 miles west of Woodlawn Beach at 42° 47' Latitude, 78° 56' Longitude. The boundary for this reef area is the 24 feet depth contour.

C. OWNERSHIP: Seneca Shoals are under New York State jurisdiction and ownership.

D. PHYSICAL/NATURAL FEATURES: The Seneca Shoals, a reef of approximately 12 - 16 feet depth, is situated off the Hamburg-Lackawanna shore. The shoals are marked with a navigational buoy. These shoals are a major fish congregating area and a prolific fishing ground. The shoals are believed to be a major spawning area for Lake Erie fish. The surrounding waters of Lake Erie are between 30 and 50 feet deep and the commercial navigational channels are located to the north.

E. PRESENT USES: The area is a major fishing area for sportsmen on Lake Erie and is the site of navigational devices.

F. ZONING: Not applicable.

G. EXISTING PLANS FOR AREA USE: No plans exist at this time.

H. ADJOINING AREA: The area is surrounded by open waters of Lake Erie with navigational channels located to the north.

II. RATIONALE FOR GAPC DESIGNATION

A. COASTAL ISSUES INVOLVED: New York State has identified eleven coastal issue areas which are most in need of immediate management attention. The designation of Seneca Shoals as a GAPC will help to resolve some of the problems associated with the following New York State-identified coastal issues:

1. WATER QUALITY - The continuation of the Seneca Shoals fishery requires maintenance of the shoals water quality. The breeding grounds are especially susceptible to degradations in water quality and therefore water quality monitoring is necessary.

2. FISH AND WILDLIFE - The Seneca Shoals has long been recognized as an important fishery in Lake Erie. Proposals to make better use of the available fish resources in Lake Erie for commercial and sport purposes require protection of breeding and congregating waters.

3. RECREATION - Along with protection of fish and wildlife of the Shoals, the area is an important recreation resource. With the increasing water quality and rise in recreational boating and sport fishing, the Shoals should be a well-utilized recreational site.

B. CRITERIA SATISFIED AND WHY:

1. It is an area of high natural productivity or essential habitat so designated as of statewide significance by the Department of Environmental Conservation

in their inventory of significant fish and wildlife resources. The GAPC is believed to be a major fish spawning area for a variety of Lake Erie species.

b. It is an area of statewide recreational value which is already in public ownership. Seneca Shoals is a major fishing grounds for the area's sport fishermen.

III. MANAGEMENT PROGRAM

A. MANAGEMENT OBJECTIVES:

1. To preserve and protect the existing fisheries habitat.

B. PRIORITY USES:

1. High: Sport fishing.
2. Low: Communications and utilities facilities, natural gas exploration.

C. EXISTING MANAGEMENT AUTHORITIES:

1. State Pollutant Discharge Elimination System (SPDES) - The SPDES permit system is an effective tool for upgrading the water quality of Lake Erie and maintaining existing high water quality areas. High water quality is obviously a prerequisite for maintaining the Seneca Shoals fishery.

2. Protection of Waters Law - This law requires a permit from DEC for excavations or fills in navigable waters. A permit will not be granted if such activities destroy or damage fish and wildlife resources of the State. This permit system could be used to regulate dredging activities near or in Seneca Shoals.

3. Fish Propagation and Management Program - DEC's Division of Fish and Wildlife is involved in a number of activities which relate to the management of fish species. These include development of harvest regulations and fish stock and habitat inventories and monitoring. This Program might be used to better understand the role Seneca Shoals plays in the life cycle of Lake Erie fish species.

4. Commercial Inland Fisheries Law - Section 11-1507 of the Environmental Conservation Law regulates commercial fishing in Lake Erie. These regulations may serve to halt the depletion of the Seneca Shoals fishery.

D. ADDITIONAL MANAGEMENT AUTHORITIES NECESSARY: None.

E. IMPLEMENTING AGENCIES:

1. Department of Environmental Conservation

I. GENERAL DESCRIPTION OF GEOGRAPHIC AREA OF PARTICULAR CONCERN (GAPC)

A. NAME: Bethlehem Steel Diked Disposal Area

B. LOCATION AND BOUNDARIES (IF AVAILABLE): The diked disposal area is located offshore from the City of Lackawanna and the Town of Hamburg in Erie County. It comprises approximately 530 acres of underwater lands adjacent to the Bethlehem Steel Plant.

C. OWNERSHIP: The underwater lands are presently owned by the State of New York.

D. PHYSICAL/NATURAL FEATURES: The site consists of underwater lands directly offshore of the Bethlehem facilities. The depth ranges from 6 to 27 feet. The most important physical feature to be considered would be the channel of Smokes Creek through the disposal site. Other factors are the physical effect of the dike on Lake Erie currents and the effect on sport fishing in the area.

E. PRESENT USES: The area is presently used as a recreational fishing area.

F. ZONING: Since the area is currently part of the underwater lake bed, zoning is not applicable.

G. EXISTING PLANS FOR AREA USE: A plan for an enclosed diked area has been developed and proposed by the Bethlehem Steel Corporation. This plan would provide for approximately 530 acres of enclosed disposal area for slag deposition adjacent to the present plant facilities. Discussions on the plan have taken place between state, local and Bethlehem officials. No decisions have been reached in regard to implementation of the proposed plan. Bethlehem Steel has also proposed exchanging the large tract of land it owns on Woodlawn Beach for the underwater Lake Erie lands.

H. ADJOINING AREAS: The Bethlehem diked disposal area adjoins the Woodlawn Beach GAPC to the south and is closely related to Woodlawn Beach development. The land to the east of the disposal site is the present Bethlehem slag disposal area on the existing plant property. The area to the north includes the south entrance to the Buffalo Harbor and a US Army Corps of Engineers diked dredge spoil area.

II. RATIONALE FOR GAPC DESIGNATION

A. COASTAL ISSUES INVOLVED: New York State has identified eleven coastal issue areas which are most in need of immediate management attention. The designation of the Bethlehem Steel Diked Disposal Area as a GAPC will help to resolve some of the problems associated with the following three New York State-identified coastal issues:

1. Water Quality - Slag disposal in Lake Erie can cause serious water quality problems unless some system is devised to mitigate the environmental impacts. A properly planned diked disposal area may be the most feasible alternative.

2. Economic Development - Bethlehem Steel is the largest steel plant in the region. Providing an environmentally sound slag disposal area would ensure the continued viability of the plant.

3. Recreation Resources - The diked disposal area borders on the Woodlawn Beach, a potentially valuable swimming area, and recreational fishing areas. If these important recreational resources are to be preserved, the diked disposal area must be precisely designed.

B. CRITERIA SATISFIED AND WHY:

1. It is an area where access to or utilization of coastal waters are of statewide significance for economic reasons. Steel manufacturing has been a primary industry in Western New York's economy for most of the last century. The Buffalo/Lackawanna coastal area provides a vast water supply (Lake Erie), port access to the Great Lakes, and available areas for disposal of steel making by products (i.e. slag). The Bethlehem Steel Plant is the largest in this region and was constructed along the Lake Erie shore near the turn of the century to take advantage of these amenities. At the present time, the Bethlehem Steel Plant has utilized most of its available capacity for disposal of its by products. The future viability of this plant may be dependent upon finding an economically feasible disposal site.

2. It is an area directly needed to protect or maintain coastal-related economic activities of statewide significance. The diked disposal area may be the most feasible alternative to slag disposal available to protect community and state economic interests and environmental concerns.

III. MANAGEMENT PROGRAM

A. MANAGEMENT OBJECTIVES:

1. To ensure that if construction of a diked disposal area proves necessary, it is built so that environmental impacts are minimized.

B. PRIORITY USES:

1. High: Communications and utility facilities, industrial disposal, other water related industry, rail facilities, access roads, other transportation structures and facilities, recreational fishing access.

2. Low: Residential development, bathing beach.

C. EXISTING MANAGEMENT AUTHORITIES:

1. Protection of Waters Law - Under this law, Bethlehem Steel would be required to get a permit from DEC before it could develop its diked disposal area. Factors taken into account before the permit is issued include soil erosion, water turbidity, loss of fish and aquatic resources, and pollution of waters.

2. Section 404 of Federal Water Pollution Control Act - Bethlehem Steel would also be required to get a permit from the US Army Corps of Engineers before it could dredge or excavate in Lake Erie.

3. State Ownership of Land - The underwater land on which Bethlehem Steel is planning a diked disposal area is now owned by the State of New York. Should it be determined that the diked disposal system is environmentally unsound, ownership by New York State can obviously stop the project.

D. ADDITIONAL MANAGEMENT AUTHORITIES NECESSARY:

1. Coastal Management Program - Should the New York State's Coastal Management Program be approved by the federal government, money would be available to the State for implementation of its plan. A portion of these implementation funds could be used for site planning and design of the diked disposal area.

E. IMPLEMENTING AGENCIES:

1. Department of Environmental Conservation.
2. Office of General Services.
3. US Army Corps of Engineers.
4. Coastal Management Program.

I. GENERAL DESCRIPTION OF GEOGRAPHIC AREA OF PARTICULAR CONCERN (GAPC)

A. NAME: Buffalo Inner Harbor

B. LOCATION AND BOUNDARIES (IF AVAILABLE): The Inner Harbor GAPC is southwest of downtown Buffalo and includes the land on both banks of the Buffalo River. The northern boundary is formed by the Esplanade, the Buffalo Skyway, the New York Thruway, Chicago Street, South Park Avenue, the Erie Lackawanna Railroad right-of-way, Bailey Avenue, the Buffalo River, and the Buffalo Creek Lehigh Valley Railroad and the Railroad rights-of-way.

C. OWNERSHIP: The Inner Harbor is characterized by diverse ownership. Many industrial operations own property along the Buffalo River. The City of Buffalo does own a few small parcels of land within the area. A number of railroads own rights-of-way that traverse the Inner Harbor GAPC.

D. PHYSICAL/NATURAL FEATURES: The Buffalo River links the Outer and Inner Harbors of the City of Buffalo. The river is narrow, winding, and obstructed by numerous bridges. It's 20 foot depth is too shallow to accommodate newer, deeper draft ships. The Inner Harbor is, therefore, obsolete as a modern shipping facility. Sedimentation in the River has been controlled since 1949. Streambank protection, plantings, grade stabilization and other measures have reduced erosion by 50%. Due to this, sediment discharge has been reduced. Water quality in the Buffalo River is poor and it has been classified by the Department of Environmental Conservation as a "Class D" stream. Waste discharges from heavy industrial facilities that use Buffalo River water for processing combine with wastes from Buffalo, Cayuga and Cazenovia Creeks. This produces high coliform counts, high phosphorous levels, and violation of minimum dissolved oxygen requirements. This limits the river's marine life to scavenger fish such as suckers and bullheads. Flood hazard areas (those areas that would be covered by 100 year flood levels) do exist in some portions along the river.

E. PRESENT USES: The Inner Harbor GAPC is the largest and most diverse GAPC in Buffalo's coastal area. It is the original site of Buffalo's port. As the railroad gained prominence, numerous railroads built lines through the area. This attracted a great deal of heavy industry, not all water-oriented. Today, heavy industry (manufacturing, for the most part) still predominates along the Buffalo River: rail trackage, steel milling, oil refining, grain storage and concrete facilities are examples. Much of the former industrial land is now vacant or underused. Port activity in the Inner Harbor has declined significantly since the opening of the St. Lawrence Seaway and the City of Buffalo Planning Department feels that there is little chance for a resurgence. Many of the railroad lines that traverse the Inner Harbor are unused.

F. ZONING: The GAPC is presently zoned for manufacturing with portions of various residential districts also present.

G. EXISTING PLANS FOR AREA USE: Erie Niagara Counties Regional Planning Board Buffalo River/ Buffalo Creek Recreation and Open Space Plan proposes to relocate the Buffalo River's mouth to the south of its present location thus linking the River with the Outer Harbor port facilities. A new channel would have to be dug to achieve this link up as well as a road tunnel to accommodate Fuhrmann Boulevard. The advantages of a deeper and straighter Buffalo River are easy accessibility to the Outer Harbor and accommodation of deeper draft ships. This could mean the possible expansion of port activity and related industry within the Inner Harbor. The report also proposes that the City of Buffalo

undertake a land banking mechanism within the Inner Harbor. This would allow the numerous vacant and undeveloped land parcels within the GAPC to be acquired for future development or preservation. The report further recommends that a system of linear parks be established in the eastern portion of the GAPC.

H. ADJOINING AREAS: On the western and southern borders of the Inner Harbor are the Outer Harbor GAPC and Tiffet Farm GAPC. To the north, a high density residential neighborhood, South Buffalo, creates a buffer between downtown Buffalo and the Inner Harbor. The New York State Thruway also establishes a barrier between the downtown and Inner Harbor area.

II. RATIONALE FOR GAPC DESIGNATION

A. COASTAL ISSUES INVOLVED: New York State has identified eleven coastal issue areas which are most in need of immediate management attention. The designation of the Inner Harbor area of Buffalo as a GAPC of statewide importance will help to resolve some of the problems associated with the following four New York State identified coastal issues:

1. WATER QUALITY - The Buffalo River has very poor water quality. If it is to be used for recreational boating or fishing, its quality will have to be upgraded.

2. ECONOMIC DEVELOPMENT- Much of the land in the Inner Harbor is presently vacant or underutilized. Prime waterfront locations are available for water-oriented industry. By attracting industry to these vacant tracts, the City of Buffalo's tax base could be strengthened and hundreds of new jobs could be created in a city that desperately needs them.

3. PUBLIC ACCESS - Access to the shore in Buffalo is limited, at best. The eastern portion of the GAPC could be used to establish a linear park system along the Buffalo River.

4. RECREATION - Vacant land along the Buffalo River and the Buffalo River itself could provide recreational opportunities to residents of the Buffalo area.

B. CRITERIA SATISFIED AND WHY:

1. It is an area of potential statewide recreational value not yet in public ownership or use. Much vacant land exists along the Buffalo River. Even if the proposed canal digging and river realignment does take place, land would be available for a linear park along the Buffalo River. If the canal is not dug, economic activity would not be emphasized as much and more of the vacant land would be available for recreation.

2. It is an area where the access to or utilization of coastal waters are of statewide significance for economic, transportation and research reasons. The Inner Harbor is an underutilized industrial area with great potential for increased economic activity. If the Buffalo River realignment takes place, the Inner Harbor should be the location for expanded port facilities and water-related industry. The vacant land that could be redeveloped would provide hundreds of new jobs and thousands of dollars to the tax rolls of Buffalo. Larger boats could enter the Buffalo River industrial complex, thus serving the existing oil refinery, steel mill and other industries more effectively and efficiently. The

multiplier effects of expansion and increased efficiency would have positive implications for all of Western New York.

3. It is an urban area where the competition between commercial, industrial, residential, recreational and environmental resources has or may have effects on statewide interests relating to the eleven coastal issues most significant to New York State. A number of proposals have been made for Buffalo's Inner Harbor. They range from industrial redevelopment to the creation of a linear park. There is a lack of sewers, the river is being polluted and non-water-related industries waste waterfront locations. In addition, part of the Inner Harbor is within a floodplain. In short, the Inner Harbor is a complex area with many interests competing for land. These interests must be reconciled so that orderly and efficient development can take place.

4. It is an area directly needed to protect or maintain coastal-related economic activities of statewide significance. The Buffalo River can be used to expand the Outer Harbor Port of Buffalo if the realignment is implemented.

III. MANAGEMENT PROGRAM

A. MANAGEMENT OBJECTIVES:

1. To develop an interim land management technique that addresses the problems of the Inner Harbor. This objective is based on a proposal that suggests realigning the Buffalo River; this would dictate that port expansion be the focus of any Inner Harbor redevelopment.

2. To improve the water quality of the Buffalo River.

B. PRIORITY USES:

1. High: commercial/business, water-related industry, shipping, port facilities, rail facilities, access roads, boating facilities, active and passive recreation, open space.

2. Low: non-water-related industry, uses discharging undue amounts of pollutants in Buffalo River.

C. EXISTING MANAGEMENT AUTHORITIES:

1. State Pollutant Discharge Elimination System (SPDES) - DEC would require a permit of all parties who propose to discharge pollutants into the Buffalo River. This includes industrial, commercial, municipal, and residential discharges. The SPDES permit system can be used to begin the task of cleaning up the Buffalo River and perhaps upgrading its classification.

2. City of Buffalo - The City of Buffalo has certain powers which can control the development in the Inner Harbor GAPC. Specifically, the zoning power and capital facilities programming can be used to attract or discourage uses from locating in the Inner Harbor.

D. ADDITIONAL MANAGEMENT AUTHORITIES NECESSARY:

1. Provision of Water-Dependent Uses - The Coastal Management Program is developing new legislation that would provide for water-dependent uses. Locational priority would be assigned in areas identified in the Inner Harbor as suitable for such uses. This would ensure that water-dependent industry be given first priority in prime Inner Harbor sites;

2. Land Banking - The City of Buffalo could pursue a land banking system in the Inner Harbor. This would allow the City to control the rate as well as the type of redevelopment.

3. Coastal Management Program - Should the Coastal Management Program be approved by the federal government, money might become available for feasibility studies, site design, and project planning in the Inner Harbor. For example, the Coastal Management Program might give funds to the Niagara Frontier Transportation Committee, in cooperation with the City of Buffalo and the Erie County Industrial Development Agency, for a study on utilizing abandoned railroad land in the Inner Harbor. Money could also be used for a general redevelopment plan of the entire area. New authority is also necessary to provide for encouragement of new or retention of existing economic activities in areas such as the Inner Harbor. Such authority could provide for expeditious processing of local or state permits or the preclearing of suitable sites with minimal review.

E. IMPLEMENTING AGENCIES:

1. City of Buffalo.
2. Department of Environmental Conservation.
3. Coastal Management Program.

I. GENERAL DESCRIPTION OF GEOGRAPHIC AREA OF PARTICULAR CONCERN (GAPC)

A. NAME: Tifft Farm and Tributary Areas

B. LOCATION AND BOUNDARIES (IF AVAILABLE): Tifft Farm is located within the city limits of Buffalo. The northern boundary is the Lehigh Valley Railroad right-of-way. The eastern boundary is formed by the Penn Central Railroad right-of-way, Tifft Street, Hopkins Street, the Baltimore & Ohio Railroad right-of-way, and the Buffalo city line. The southern boundary is formed by the Pennsylvania Railroad right-of-way and the Buffalo city line. The western boundary is Fuhrmann Boulevard.

C. OWNERSHIP: The City of Buffalo owns Tifft Farm proper while the remaining land area is within private ownership.

D. PHYSICAL/NATURAL FEATURES: Tifft Farm and its tributary areas contain the following habitat areas: open water; cattail marsh with small pockets of phragmites marsh; old-field savannah; sprout forest; and mature willow forest. The eastern third of the site is a relatively undisturbed cattail marsh. The southern border of the site is an abandoned railroad right-of-way bordered by mature trees. Abandoned canals create about 20 acres of open water. There is a two-acre pond at the northern end of the cattail marsh. The upland marsh edge habitat creates an effective winter shelter, food supply and nesting area for various forms of wildlife. The remainder of the site is upland habitat in various stages of succession. Nine types of amphibians and reptiles, over 200 species of birds, and many types of mammals are found in the area. Tifft Farm is part of a larger ecosystem that includes South Park and the areas between the park and Tifft Farm. These intermediate areas serve as a conduit and storage area for the water that flows from South Park to Tifft Farm. At present, the land along the stream connecting Tifft Farm and South Park is undeveloped.

E. PRESENT USES: Originally, the Tifft Farm was an extensive wetland. As port activity boomed in the 19th Century, a system of canals was carved out of the area and railroads, docks, wharves, and warehouses were built. At the turn of the century, the area was abandoned. Up until 1970, the area was partially used as a municipal garbage dump. Since then, nature has reclaimed the area and it is now teeming with wildlife. The area has been changed to an urban nature preserve. It is being developed as a managed natural resource and environmental education center. It is managed by Tifft Farm Inc. for the City of Buffalo.

F. ZONING: The area outside Tifft Farm proper and South Park is zoned industrial. Tifft Farm itself is zoned as a nature preserve.

G. EXISTING PLANS FOR AREA USE: A master plan has been developed for Tifft Farm which incorporates nature trails, overlooks, and an environmental educational center. An easement has been proposed along the creek between South Park and Tifft Farm. Industrial uses have been proposed for areas adjacent to Tifft Farm proper.

H. ADJOINING AREAS: The land area adjacent to the GAPC reflects active and vacant industrial areas and railroad properties. In addition, the Buffalo Outer Harbor GAPC is situated west of Tifft Farm while the Buffalo Inner Harbor GAPC is located to the north.

II. RATIONALE FOR GAPC DESIGNATION

A. COASTAL ISSUES: New York State has identified eleven coastal issue areas which are most in need of immediate management attention. The designation of Tifft Farm and tributary areas as a GAPC will help to resolve some of the problems associated with the following four New York State-identified coastal issues:

1. Protection of fish and wildlife and their habitat - Tifft Farm is a valuable habitat in the middle of the City of Buffalo. It provides shelter, nesting, and feeding areas for numerous types of wildlife.
2. Public Access - Tifft Farm is being developed as an environmental education center, thus affording Buffalo area residents access to a coastal wildlife habitat. It provides 6.5 miles of trails and 1 mile of shoreline for fishing.
3. Recreation - Tifft Farm can offer recreational opportunities such as fishing, hiking and birdwatching. These opportunities of course, are rare in an urban environment.
4. Coastal Aesthetics - Up until 1970, Tifft Farm was primarily a garbage dump. It has since been reclaimed and transformed into valuable inner city open space. The aesthetic value of this open water, woodland, and marsh area is increased because of its location in a highly urbanized area.

B. CRITERIA SATISFIED AND WHY:

1. It is an area of high natural productivity or essential habitat so designated as of statewide significance by the Department of Environmental Conservation in their inventory of significant fish and wildlife resources. The Tifft Farm provides an urban habitat for a large variety of birds, mammals, reptiles and amphibians.
2. It is an area of substantial statewide recreational value which is already in public ownership. The City of Buffalo is the second largest city in New York State. Urban open space is a scarce commodity and Tifft Farm represents a valuable asset to city residents. Its recreational value is enhanced by the development of the area as an environmental education center.
3. It is an area of potential statewide recreational value not yet in public ownership or use whose current use indicates that protection through public control is advised. Tifft Farm is seen as a portion of a larger ecosystem. Much of that ecosystem is owned by the City of Buffalo. Unfortunately, there are portions of it that are still privately owned. If these areas are not brought under public control, private development of the area would diminish the recreational value of the entire ecosystem.
4. It is an area directly needed to protect and preserve desired land and water uses in other designated geographic areas of particular concern. In order to protect the future of Tifft Farm as a wetland and wildlife habitat area, it is necessary to assure the continued flow of water to that area from its source at South Park. The land between Tifft Farm and South Park is part of this GAPC because it contains the stream that links these two major portions of the GAPC.

III. MANAGEMENT PROGRAM

A. MANAGEMENT OBJECTIVES:

1. To ensure development of Tifft Farm area as an urban wildlife refuge and environmental education center.
2. To regulate development in the Tifft Farm tributary areas in order to protect the quality of the water sources and ensure flowage easements.
3. To develop a trailway between South Park and Tifft Farm.

B. PRIORITY USES:

1. High: passive recreation, education and research facilities, open space.
2. Low: industrial development, uses that would discharge pollutants into Tifft Farm tributaries.

C. EXISTING MANAGEMENT AUTHORITIES:

1. The City of Buffalo Ownership - Tifft Farm proper and some of the other lands within the GAPC are presently owned by the City of Buffalo.
2. City of Buffalo Zoning and Acquisition Powers - The City of Buffalo has the power to zone the area between Tifft Farm and South Park so that the Tifft Farm water supply is protected. Other means available to the City of Buffalo for this protection include outright acquisition, establishment of a stream protection ordinance, and adoption of zoning, including performance standards covering storm runoff, water quality, and impervious surface coverage.
3. The New York Freshwater Wetlands Law - DEC has the ability to regulate development in the wetland portions of the Tifft Farm GAPC. These regulations will ensure the preservation of the Tifft Farm wetlands.
4. New York Fish and Wildlife Management Act - The law is used by DEC's Division of Fish and Wildlife as a means for providing access to private lands for the enjoyment of fish and wildlife resources. Cooperative agreements with owners of land between Tifft Farm and South Park could be used to provide increased access to Tifft Farm.

D. ADDITIONAL MANAGEMENT AUTHORITIES NECESSARY:

1. Coastal Management Program - Should New York's Coastal Management Program be approved by the federal government, funds may be available for the purpose of providing access to Tifft Farm from South Park. This might involve the purchase of an easement along the stream that runs between the two sections of the GAPC.

E. IMPLEMENTING AGENCIES:

1. City of Buffalo.
2. Department of Environmental Conservation.
3. Coastal Management Program.

I. GENERAL DESCRIPTION OF GEOGRAPHIC AREA OF PARTICULAR CONCERN (GAPC)

A. NAME: Port of Buffalo Outer Harbor

B. LOCATION AND BOUNDARIES (IF AVAILABLE): Located in the City of Buffalo, the Outer Harbor begins at the mouth of the Buffalo River. It's northern boundary is the southern boundary of the Black Rock Channel. The eastern boundary is Fuhrmann Boulevard, the western boundary is formed by the breakwaters of the Outer Harbor, and the southern boundary is the Buffalo City Line.

C. OWNERSHIP: Much of the land within the Outer Harbor GAPC is owned by the Niagara Frontier Transportation Authority.

D. PHYSICAL/NATURAL FEATURES: The Port of Buffalo Outer Harbor is formed by two breakwaters extending from the mouth of the Buffalo River to the southern city line. The land area of the Harbor has been expanded over the years by deposited fill and dredge material. The channel between the breakwaters is maintained at a depth of approximately 27 feet and is the only site within the Buffalo area that accommodates newer vessels with deeper drafts. The Outer Harbor port is usable from April to January. The port has eleven berths: three general cargo berths; five dry bulk berths along the shore; and three dry bulk berths in the slips at the seaway pier. Seven ocean-going vessels can be accommodated at one time. The major Port of Buffalo facilities include three terminal buildings. One provides 118,000 square feet of high bay storage space with truck and rail loading facilities, and the last provides 14,000 square feet of space for bulk cargo requiring weather protection. There are 200 acres available for open space storage of bulk cargo.

There are exceptional views of Lake Erie from the Outer Harbor GAPC.

E. PRESENT USES: This area of the Buffalo waterfront is presently under-utilized. A majority of the uses are port-related: warehouses, bulk unloading facilities, storage areas, etc. There are water-related industries and recreational uses such as marina facilities and sport fishing excursion boats. There is some non-water-related industry within the GAPC and large tracts of either vacant land or land ready for redevelopment. The major point to be made is that the Outer Harbor could accommodate much more industrial development, particularly port development. The Port of Buffalo is regaining its role as one of the main bulk ports on the Great Lakes. It is seen as a gateway for the least-cost delivery of significant amounts of raw materials and fuels to industry.

F. ZONING: The land area is zoned for industry.

G. EXISTING PLANS FOR AREA USE:

1. Erie Niagara Counties Regional Planning Board Buffalo River/ Buffalo Creek Recreation and Open Space Preservation Plan (1975): The report recommends that alternative renewal strategies for the Buffalo River and Harbor area be studied. Three alternatives are described including, 1) development as industrial and commercial site, 2) residential and recreational use, and 3) Buffalo River realignment and general renewal. The latter would involve relocating many of the Outer Harbor Port activities to the Inner Harbor area. This relocation would create vacant land in the Outer Harbor for various recreational activities.

2. The US Army Corps of Engineers - Water Resources Management Plan (1975): Within the Outer Harbor GAPC is the Niagara Frontier Transportation Authority Small Boat Harbor. The above report recommends that additional recreational land be created by filling 28 acres outside of the present Small Boat Harbor. An additional 20-acre dredge disposal site immediately south of the Harbor would also be added to the recreational land area to create a 48-acre waterfront park. This would support various recreational activities including picnicking, biking, fishing, boat launching and further mooring slips.

3. New York State Department of Transportation - Upstate Public Ports Study (1976): The Plan is limited to the Port of Buffalo and recommends continuation of dry bulk and special cargo handling. In addition, container service is recommended as well as developing the capacity for inland distribution and consolidation of cargo for foreign commerce. The port specialization in handling dry bulk materials would be enhanced by a new dry bulk terminal proposed in the study.

H. ADJOINING AREAS: The Outer Harbor borders on two other GAPCs of statewide importance within the City of Buffalo: Tiffet Farm and the Inner Harbor. Tiffet Farm is an urban wildlife refuge and wetland while the Inner Harbor is a diverse area which includes prime industrial sites, residential areas and recreational uses. To the north of the Outer Harbor is Times Beach, a locally significant wetland and wildlife area.

II. RATIONALE FOR GAPC DESIGNATION

A. COASTAL ISSUES: New York State has identified eleven coastal issue areas which are most in need of immediate management attention. The designation of the Outer Harbor area as a GAPC of statewide importance will help to resolve some of the problems associated with the following four New York State-identified coastal issues:

1. ECONOMIC DEVELOPMENT - At the present time, the Outer Harbor is underutilized. Port facilities could be expanded and water-related industry could be attracted to land that is now vacant, thus improving the economic base of New York State's second largest city.
2. PUBLIC ACCESS - Access to Lake Erie is limited in the City of Buffalo. There is enough vacant land in the Outer Harbor so that economic development as well as public access can be accommodated. Boating access to Lake Erie can be provided through boat launching ramps in the Outer Harbor area.
3. RECREATION - A portion of Outer Harbor area has great potential for use as a waterfront park.
4. COASTAL AESTHETICS - Particularly scenic views of Lake Erie exist from the Outer Harbor GAPC.

B. CRITERIA SATISFIED AND WHY:

1. It is an area that has widespread recognition as being scenic. The Outer Harbor area provides exceptional views of Lake Erie.
2. It is an area of potential statewide recreational value not yet in public ownership or use. If the Erie and Niagara Counties Regional Planning Board proposal to realign the Buffalo River (contained in the Buffalo River/Buffalo Creek

Open Space Preservation Plan) is carried out, many of the port activities of the Outer Harbor would be relocated to the Inner Harbor area. This relocation would create valuable vacant land in the Outer Harbor that could be used for recreational activities such as beaches, marinas, and boat ramps.

3. It is an area where the access to or utilization of coastal waters are of statewide significance for economic, transportation, and research reasons. Most of the Outer Harbor GAPC is taken up by port facilities. The Port of Buffalo, in 1974, handled almost 400,000 tons of various commodities. The NYS Department of Transportation Upstate Public Ports Study points to the resurgence of the Port of Buffalo as one of the main bulk ports on the Great Lakes. The report states that "as the gateway for the least cost delivery of large amounts of raw materials and fuels to industry, planning development of the port represents one of the most dynamic means for strengthening the economic base of upstate New York." According to the Ports Study, over six million dollars are saved by seven upstate counties due to the current cargo volumes shipped through the Port of Buffalo. Potential savings are over fourteen million dollars (due to volumes currently shipped elsewhere that could be accommodated more efficiently at the Port of Buffalo) and future savings (due to cargos expected to be shipped) could be about 3 1/2 million dollars.

III. MANAGEMENT PROGRAM

A. MANAGEMENT OBJECTIVES:

1. To develop a Buffalo Waterfront Redevelopment Study as recommended in the Erie Niagara Counties Regional Planning Board Buffalo River/Buffalo Creek Recreation and Open Space Plan (1975). In the event the Study recommends development of the GAPC as an industrial/commercial site, the following objectives would become applicable.

2. To improve the capability of the Outer Harbor Port facilities.

3. To encourage water-related industry to the existing vacant sites within the GAPC.

B. PRIORITY USES:

1. High: water-related industry, shipping, port facilities, rail facilities, marina facilities.

2. Low: non-water-related industry.

C. EXISTING MANAGEMENT AUTHORITIES:

1. Niagara Frontier Transportation Authority - Most of the land within the GAPC is owned by the Niagara Frontier Transportation Authority (NFTA). The NFTA has the power to issue bonds. Revenues from bond sales can be used to finance needed port improvement and expansion. NFTA also has the power to control tariff and dockage rates, a power that can be used to offer economic incentives to cargo shippers.

2. Tax Incentives - New York State, Erie County, and the City of Buffalo can offer various tax incentives to attract port-related facilities to the Outer Harbor.

3. City of Buffalo - The City of Buffalo, through its zoning power can attract acceptable uses to the Outer Harbor area.

D. ADDITIONAL MANAGEMENT AUTHORITIES NECESSARY:

1. State Fiscal Assistance - The New York State Legislature has recently appropriated funds to the Port of Albany for renovations and improvement. The Buffalo Port would also seem to be a candidate for a fiscal appropriation from New York State for new facilities and improvements to existing ones.

2. Coastal Management Program - Should the New York Coastal Management Program be approved by the federal government, funds may become available to create a redevelopment or revitalization plan for the Outer Harbor. In addition, the New York Coastal Management Program is developing legislation providing for water-dependent uses along the shore. This would involve assigning locational priority for water-dependent uses in areas identified as suitable and appropriate for such uses. This legislation would help to ensure that either water-dependent industry or recreation locate in vacant areas of the Outer Harbor. Additional authority would be necessary to provide for encouragement or retention of economic activities in areas such as the Outer Harbor. Such authority could provide for expeditious processing of permits or preclearing of suitable sites with minimal review.

E. IMPLEMENTING AGENCIES:

1. City of Buffalo.
2. Erie County.
3. Niagara Frontier Transportation Authority.
4. Coastal Management Program.
5. New York State Legislature.

I. GENERAL DESCRIPTION OF GEOGRAPHIC AREA OF PARTICULAR CONCERN (GAPC)

A. NAME: Strawberry Island

B. LOCATION AND BOUNDARIES (IF AVAILABLE): Strawberry Island GAPC is within the municipal borders of the Towns of Tonawanda and Grand Island in Erie County. The actual island is situated within the Niagara River just off the southern tip of Grand Island. The GAPC boundary is an imaginary line extending 200 feet seaward of the east, south and west shoreline of the island. The east-west boundary extends north approximately 3,500 feet where they are joined by an imaginary line from the north boundary. This point occurs just south of Motor Island. Therefore, the GAPC includes Strawberry Island and the adjacent littoral zone. This encompasses approximately 100 acres of land and reef waters.

C. OWNERSHIP: Strawberry Island is owned by the Town of Tonawanda. The reefs are a part of the State of New York's underwater lands.

D. PHYSICAL/NATURAL FEATURES: Strawberry Island is horseshoe-shaped and the geologic dividing point of the east and west branches of the Niagara River. The area contains the marsh and reef area designated by the New York State Department of Environmental Conservation as a very important fish spawning zone and the most productive muskellunge breeding area in the Niagara River. The south end of Strawberry Island contains a strip of mature willow trees while the remaining area contains a lagoon and marsh area. North of the island are reefs which extend west toward Grand Island. The latter area is the major muskellunge breeding grounds in the Niagara River. The major problem on Strawberry Island is erosion which threatens its existence. This is caused by ice accumulations and high water level. It is imperative that the problem be alleviated due to the high natural value the island represents to New York State residents.

E. PRESENT USES: The Strawberry Island GAPC is used primarily as a recreational boating and fishing site. The island is used by boaters as a temporary rest stop while a small beach provides some bathing facilities. Waterfowl hunting is also a very popular sport within the GAPC as well as some scuba diving. It should be noted that the Town of Tonawanda's water supply line easement crosses the island and the intake cribs are located just offshore of Strawberry Island.

F. ZONING: Strawberry Island is in no specific zoning district.

G. EXISTING PLANS FOR AREA USE: The following plans have referred to the Strawberry Island GAPC.

1. Adopted Erie Niagara Counties Regional Planning Board Niagara River Environmental Plan (1975) - The plan proposes establishing an open space program for Strawberry Island.

2. Erie Niagara Counties Regional Planning Board Upper Niagara River Recreation Study (1976) - Strawberry Island is recommended for limited public use as a nature preserve. It is proposed that the littoral waters be protected as a fish, bird and wildlife habitat. The plan does not recommend recreational uses on the island. However, offshore stabilization structures are encouraged which will maintain the existing natural environment.

3. US Army Corps of Engineers - Water Resources Management Plan (1975) - Recommends a ferry drop-off point on Strawberry Island for fishermen. Such a ferry is part of an overall water link between numerous focal points along the Niagara River shoreline.

4. Erie Niagara Counties Regional Planning Board - The Urban River Report (1974) - Suggests partially filling the upstream end of Strawberry Island with dredged material from the Tonawanda Channel. This could form a bathing area.

H. ADJOINING AREAS: The land area opposite the GAPC is an industrial district in the Town of Tonawanda, Beaver Island State Park in the Town of Grand Island, and a residential district in the City of Buffalo.

II. RATIONALE FOR GAPC DESIGNATION

A. COASTAL ISSUES: Five of the eleven New York State identified coastal issues are applicable to this GAPC and are most in need of immediate management attention. The designation of Strawberry Island as a GAPC will help to resolve some of the problems associated with the following five New York State-identified coastal issues:

1. FISH AND WILDLIFE - The waters off Strawberry Island are a key fish spawning area. In addition, wetlands on the Island itself provide habitat for a variety of species.

2. RECREATION - Strawberry Island presently offers limited recreational facilities for fishing, boating, and hiking. The Island has potential for expanded recreational facilities, such as a bathing beach or a ferry drop-off area.

3. WATER QUALITY - Given the existence of valuable fish habitat areas, and intake structures for the Town of Tonawanda's water supply, it is vital that the water quality of this portion of the Niagara River remain at a high level.

4. EROSION, FLOODING, AND OTHER NATURAL HAZARDS - Due to high water levels and ice accumulations, Strawberry Island's existence is threatened by erosion. If the island is to be preserved, some structural solution will have to be developed.

5. COASTAL AESTHETICS - The island and marsh environment has high aesthetic appeal, given the industrial and residential character of the adjacent shoreland.

B. CRITERIA SATISFIED AND WHY:

1. It is an area of high natural productivity or essential habitat so designated as of statewide significance by the Department of Environmental Conservation in their inventory of significant fish and wildlife resources. The inventory was conducted during NYS DEC's Second Year Work Program. Strawberry Island is a prime muskellunge hatchery; in fact, it is one of the most prolific breeding grounds for "musky" in Western New York. It also is a stopover for numerous waterfowl and a spawning ground for many other warm water fish species.

2. It is an area of substantial statewide recreational value already in public ownership. Many boaters from the United States and Canada use the island as a temporary mooring place and rest area. The island is used by water skiers and diving enthusiasts from the whole region and state. The Town of Tonawanda is the current owner of Strawberry Island.

3. It is an area of significant habitat threatened by hazards. The island is threatened by erosion from the Niagara River and is seriously in danger of being washed away. In addition, the Town of Tonawanda owns an easement through the island for its water intake; the crib is located just offshore of the island's

south end. Erosion of the island could have repercussions for the Town of Tonawanda water supply system.

III. MANAGEMENT PROGRAM

A. MANAGEMENT OBJECTIVES:

1. Preserve and protect Strawberry Island as a major fish/wildlife habitat area.
2. To protect the shore from erosion.

B. PRIORITY USES:

1. High: boating and related public launching facilities, sport fishing, and related public access facilities, swimming, passive recreation, open space, erosion control structures.
2. Low: any use that would destroy natural character of the island, dredging near offshore waters.

C. EXISTING MANAGEMENT AUTHORITIES:

1. Public Ownership - The Town of Tonawanda's ownership of Strawberry Island and New York State's ownership of offshore underwater lands is, of course, vital to the preservation of the Island.
2. Local Zoning - Although not presently zoned, Strawberry Island should be zoned as open space by the Town of Tonawanda.
3. New York State Freshwater Wetlands Law - The marsh portions of the Island come under the jurisdiction of the Freshwater Wetlands Program. A permit program limits activities that would damage the natural character of the Strawberry Island marsh area.
4. Protection of Waters Law - This state law requires a permit for any dredge and fill activities in the navigable waters of New York State. The permit procedure would protect the invaluable littoral zone offshore from the Island. Section 404 of the Federal Water Pollution Control Act Amendments also require a permit from the Army Corps of Engineers for similar types of activities.
5. Erosion Control - Protective works for erosion control are constructed by either the Army Corps of Engineers or the State. The Sea Grant Institute of New York is currently working on a study of the erosion of Strawberry Island. Ultimately, that study will propose remedial action to halt the Island's erosion. Once these proposals are brought forth, either the Corps or New York State will have the authority to construct protective works.

D. ADDITIONAL MANAGEMENT AUTHORITIES NECESSARY:

Coastal Management Program - Should the federal government approve New York State's Coastal Management Program, funds may become available for the acquisition of valuable coastal lands. The purchase of Strawberry Island by New York State and subsequent management by Department of Environmental Conservation as a fish and wildlife preserve would ensure its existence as a viable natural habitat area.

E. IMPLEMENTING AGENCIES:

1. Town of Tonawanda
2. Department of Environmental Conservation.
3. Coastal Management Program.
4. US Army Corps of Engineers.

I. GENERAL DESCRIPTION OF GEOGRAPHIC AREA OF PARTICULAR CONCERN (GAPC)

A. NAME: Tonawanda Island - Barge Canal

B. LOCATION AND BOUNDARIES (IF AVAILABLE): Tonawanda Island is within the City of North Tonawanda, Niagara County, while the Barge Canal area of the GAPC is situated at the confluence of Tonawanda Creek with the Niagara River and Little River. This includes land area in the City of Tonawanda, Erie County as well as the City of North Tonawanda. The exact boundaries are as follows. In the City of Tonawanda the GAPC follows Niagara Street from the Tonawanda City Hall south boundary to the second railroad bridge crossing over the Barge Canal. The GAPC boundary then crosses the Canal and turns west on Sweeney Street in the City of North Tonawanda. It turns north on Manhattan Street and then west on Goundry Street to River Road. The GAPC boundary then follows River Road to its junction with Wheatfield Street. The boundary then turns west following an imaginary line into the Niagara River to a point 50 feet from the west bank of Tonawanda Island. The boundary then follows an imaginary line south which extends 50 feet into the Niagara River from the land area on Tonawanda Island and the City of Tonawanda. It turns east at a point perpendicular with the south border of the Tonawanda City Hall and continues back to Niagara Street.

C. OWNERSHIP: Tonawanda Island and the Barge Canal are characterized by diverse ownership. Tonawanda Island is owned by many industrial concerns and other private owners.

The Barge Canal area is characterized by State ownership of areas adjacent to the canal, while urban renewal agencies in the City of Tonawanda and North Tonawanda own large sections of property in their respective cities.

D. PHYSICAL/NATURAL FEATURES: Tonawanda Island is a small, flat island with heavy development mixed with vacant parcels of land. It is surrounded by the east channel of the Niagara River, Tonawanda Creek, and the Little River. Land uses on the Island include the former International Paper Company, International Filler Corporation, numerous marina facilities, railroad facilities, and municipal water filtration plant. In close proximity to the Island are the Cities of Lockport and North Tonawanda water intake stations.

Tonawanda Island is an ideal location for industrial development. The flat character of the Island, the availability of numerous transportation alternatives and a large labor base enhance the Island's industrial appeal.

The Barge Canal meets the Niagara River in the commercial center of the Cities of Tonawanda and North Tonawanda. The canal banks are defined by steel, concrete and asphalt walls. The canal width is approximately 200 feet. It should be noted that the GAPC includes the confluence of Ellicott Creek with the Barge Canal. Numerous street and railroad bridges cross the creek/canal at varying clearances above the water. The main land uses adjacent to the waterway are industrial and commercial enterprises. Such uses are not oriented toward the creek/canal and prohibit pedestrian access to the stream.

The Barge Canal mouth represents the present day terminus of the Erie Canal. Although used mainly for recreational activities, commercial barge traffic is still evident on the waterway. In past years, the canal ran parallel to the Niagara River shoreline and turned inland at the present Niawanda Park in the City of Tonawanda. It then flowed through the City of Tonawanda and connected with Tonawanda Creek just east of the present Webster Street Bridge.

E. PRESENT USES: The Tonawanda Island/Barge Canal GAPC consists of vacant land, industrial structures both vacant and active, marine facilities, dock wharves, and some linear parks. The canal is used principally for pleasureboating although some commercial traffic still exists. There is railroad access to most parts of the area.

The water intakes of the Cities of Tonawanda and North Tonawanda and Lockport are near the Tonawanda Island/Barge Canal GAPC.

The Tonawanda Island/Barge Canal GAPC is the present western terminus of the New York State Barge Canal; however, the old Erie Canal did continue parallel to the Niagara River through the City and Town of Tonawanda to Buffalo. The area does have a potential for industrial/commercial development. The area has good highway and railroad access and, being situated on the Barge Canal and Niagara River, there is a potential to use the water bodies' low cost transport.

F. ZONING: Tonawanda Island is zoned industrial, while the Barge Canal area in the City of North Tonawanda is zoned for light manufacturing and general commercial. The City of Tonawanda section is zoned for commercial and residential.

G. EXISTING PLANS FOR AREA USE: Although Tonawanda Island/Barge Canal GAPC is classified as a single unit, the existing plan recommendations often differ for each section. Thus, the following information reflects the two different areas.

a. Tonawanda Island

1. City of North Tonawanda Master Plan (1971, not adopted) - The study recommends industrial use for Tonawanda Island.

2. Erie Niagara Counties Regional Planning Board Adopted Niagara River Environmental Plan (1975) - The plan recommends Tonawanda Island become an industrial renewal area. A specific land use problem cited in the report is that poorly designed industrial structures create an unpleasant "gateway" to Tonawanda Creek and Erie Canal. An industrial renewal area would provide improved public access to the water bodies.

3. Erie Niagara Counties Regional Planning Board Upper Niagara River Recreation Study (1976) - The study recommends that Tonawanda Island remain predominantly industrial. However, the plan suggests a long-range redevelopment plan for the Island. Such a plan may encourage well designed water-oriented industry and possibly residential units which utilize the shoreline for public open space.

b. Tonawanda Barge Canal

1. City of North Tonawanda Master Plan (1971, not adopted) - The plan identifies the area within North Tonawanda as industrial.

2. City of Tonawanda Master Plan (1975, not adopted) - The Master Plan identifies the GAPC area within the City of Tonawanda as central business district (CBD) commercial and general commercial. The City Hall complex is also recognized as an existing public use. Furthermore, the northwest tip of the GAPC in Tonawanda is proposed as a combined residential/commercial area.

3. Erie Niagara Counties Regional Planning Board Adopted Niagara River Environmental Plan (1975) - The area within the City of North Tonawanda is identified as open space. The City of Tonawanda section is recognized as open space as a part of the CBD. A marina is also identified within this area.

4. Erie Niagara Counties Regional Planning Board Upper Niagara River Recreation Study (1976) - For the City of North Tonawanda, the study proposed a marine-oriented commercial district. Existing marinas, boat sales, and marine repair facilities would form the nucleus for the development. This proposal includes the land area west of River Road. It does not pertain to the GAPC area adjacent to the Barge Canal.

For the City of Tonawanda, the study proposes the development of a multi-story residential structure on the former Continental Can site. This site is situated on the northwest tip of the GAPC within Tonawanda. Continuous trailways are also recommended along the Barge Canal.

5. Erie Niagara Counties Regional Planning Board Barge Canal Recreation and Open Space Preservation Plan (1973) - The plan proposes increased open space within the GAPC boundaries. Increased emphasis on the history of the canal is also proposed.

H. ADJOINING AREAS: The Tonawanda Island and Barge Canal GAPC is situated at the confluence of the Tonawanda Creek (Barge Canal) and the Niagara River. It is immediately adjacent to the central business districts of the City of Tonawanda. In the City of North Tonawanda, there are various industrial structures and railroad tracks. Niawanda Park adjoins the GAPC to the southeast along the Niagara River.

II. RATIONALE FOR GAPC DESIGNATION

A. COASTAL ISSUES: Three of the eleven New York State-identified coastal issues are particularly applicable to this GAPC and are most in need of immediate management attention.

The designation of the Tonawanda Island/Barge Canal area as a GAPC of state-wide importance will help to resolve some of the problems associated with the following New York State-identified coastal issues:

1. ECONOMIC ACTIVITIES - Tonawanda Island and both shores of the Barge Canal are presently underutilized. Vacant lands and obsolete infrastructures predominate. The area is ripe for industrial revitalization. Various existing modes of transportation are beneficial to industry as well as commercial enterprises.

2. PUBLIC ACCESS - The existence of vacant land offers not only industrial redevelopment possibilities, but the chance to increase public access to the shore as well. A linear park system and boat launching facilities are two uses for which the Tonawanda Island/Barge Canal's vacant land can be used.

3. RECREATION- The Barge Canal in Tonawanda is the western terminus of the historic Erie Canal. It is a popular area for recreational boating. Existing vacant land would be appropriate for expanded recreational facilities. Some of these facilities might be tied in with the historical significance of the Barge Canal.

B. CRITERIA SATISFIED AND WHY:

1. It is an area of substantial statewide recreational value which is already in public ownership. The New York Barge Canal is a recreational resource of statewide importance that can provide substantial recreational activities for all State residents.

2. It is an area where access to or utilization of coastal waters are of statewide significance for economic, transportation, and research reasons. The Tonawanda Island/Barge Canal is located within two navigable water bodies, the Niagara River and the New York State Barge Canal. There are efforts by local officials and the Western New York Congressional delegation to obtain funding for a Barge Canal feasibility study. Such a study would investigate the feasibility of increasing the water depth of the Canal to permit large commercial vessels. This would increase present economic activity at the Barge Canal's western terminus and enhance the prospects for economic development of the area. It can provide a vital transportation link for water-related industry and commerce.

3. It is an urban area where the competition between commercial, industrial, residential, recreational and environmental resources has or may have effects on statewide interests relating to the eleven coastal issue areas most significant to New York State. Redevelopment along both sides of the Barge Canal in the Cities of Tonawanda and North Tonawanda must consider various impacts relative to public access. An overall redevelopment plan for Tonawanda Island should be developed to prevent haphazard and disjointed construction on the Island. Redevelopment plans should take into consideration the industrial and commercial needs of the region. In addition, the potential of recreational activities along the Tonawanda Island shore and Barge Canal stream banks must also be taken into consideration. Although there is a present thrust for all-out industrial expansion in the Niagara Frontier, other possible activities should not be ruled out (water-related recreation and tourism). An effective solution will be one that accommodates recreational and industrial interests.

4. It is an area where the access to and utilization of coastal waters have statewide significance for recreational reasons. The GAPC is an area of significant recreational boating opportunities for residents of the State of New York. It provides an all water connection from the Great Lakes to the Atlantic Ocean and is thereby an important navigational resource.

III. MANAGEMENT PROGRAM

A. MANAGEMENT OBJECTIVES:

1. The economic redevelopment of vacant and outdated industrial land/facilities on Tonawanda Island.

2. The improvement of public access and recreational opportunities along the Barge Canal.

B. PRIORITY USES: Although Tonawanda Island/Barge Canal GAPC is classified as a single unit, the priority uses for each area differ. Thus, the following identifies the high priority land/water uses for both Tonawanda Island and the remaining GAPC area.

1. High: Tonawanda Island - Water-dependent industry, marina, boating and related public launch facilities, sport fishing and related public access facilities, access roads.

Remaining GAPC Area - Commercial uses, access roads, marina, boating and related public launch facilities, private docking facilities.

2. Low: non-water dependent industry (on those sites directly adjacent to shore).

C. EXISTING MANAGEMENT AUTHORITIES:

1. Local Zoning - The Cities of North Tonawanda and Tonawanda both have the power to zone, thus attracting some and prohibiting other uses. North Tonawanda has zoned Tonawanda Island for industrial use. Both cities have jurisdiction in the Barge Canal area. The zoning should take into account the need for recreational open space.

2. Public Ownership - Land along the Barge Canal is primarily under New York State ownership. North Tonawanda and Tonawanda's Urban Renewal agencies also own large tracts of land in the GAPC.

3. Tonawanda Island Association - The Tonawanda Industrial Expansion Corporation is undertaking the formation of a Tonawanda Island Association. It would be composed of Island owners interested in redeveloping the Island's industrial facilities.

4. Capital Programming - Both cities should use their power of capital programming and construction to pursue various infrastructure improvements to the industrial redevelopment areas of the GAPC.

5. Tax Incentives - Tonawanda, North Tonawanda, Erie County, Niagara County and the State of New York can offer tax incentives to industry to attract them to Tonawanda Island and appropriate Barge Canal areas.

6. New York State Department of Transportation - Department of Transportation has the power to issue permits granting permission to use Barge Canal land, water, and facilities. Both cities might pursue this permit process to begin to provide recreational access and facilities along the shores of the Canal.

7. US Economic Development Administration - Under Titles 1, 3, and 9 of the Public Works and Economic Development Act of 1965, the Economic Development Administration can make grants, loans, and loan guarantees for infrastructure development, technical assistance, and for areas that have experienced losses of industry. Both cities can use these EDA funds to prepare sites for industrial development and to actually attract industries to these sites.

D. ADDITIONAL MANAGEMENT AUTHORITIES NECESSARY:

Coastal Management Program - The Coastal Management Program feels that additional authority is necessary in two areas that will directly affect the Tonawanda Island/Barge Canal GAPC. The first involves legislation establishing the authority to assign locational priority for water-dependent uses in areas that are identified as suitable and appropriate for such uses. This legislation is vital in areas such as Tonawanda Island where large tracts of vacant or underutilized shoreline exist. Water-dependent industry or boating facilities would be assured of locating near the shore.

New authority is also necessary to provide for encouragement of new, or retention of existing, economic activities in areas such as the Tonawanda Island/Barge Canal GAPC. This new authority could provide for quick processing of permits by government (state and local) or preclearing of suitable sites with minimal review. Encouragement would be given to state agencies to give high priority to funding capital facilities necessary to serve these economic development areas.

Should the Coastal Management Program be approved by the federal government, funds would be available to the Cities of Tonawanda and North Tonawanda for project planning, industrial redevelopment feasibility studies, and for providing access to the Barge Canal.

E. IMPLEMENTING AGENCIES:

1. City of Tonawanda.
2. City of North Tonawanda.
3. Erie County.
4. Niagara County.
5. Coastal Management Program.
6. US Economic Development Administration.

I. GENERAL DESCRIPTION OF GEOGRAPHIC AREA OF PARTICULAR CONCERN (GAPC)

A. NAME: Niagara Gorge

B. LOCATION AND BOUNDARIES (IF AVAILABLE): The Gorge is located in the City of Niagara Falls, Niagara County. It is situated between the Niagara Reservation State Park and Whirlpool State Park. It should also be stressed that the above parks form the GAPC south and north boundary respectively, while the international boundary in the Niagara River serves as the west border and the eastern ROW of the Robert Moses Parkway functions as the east boundary.

C. OWNERSHIP: The Gorge land area is owned by the Power Authority of the State of New York (PASNY). However, the Robert Moses Parkway is under the jurisdiction of the Niagara Frontier State Parks Commission, which is responsible for policing the Parkway proper. The New York State Department of Transportation is also involved with the GAPC land area through their maintenance responsibilities on the Parkway.

D. PHYSICAL/NATURAL FEATURES: The GAPC is immediately below Niagara Falls and is characterized by unique vistas, geologic formations, and natural habitats. Fast flowing waters below the Falls has been responsible for the Gorge formation. The crest of the Gorge is approximately 200 feet above the Niagara River with the actual Gorge wall being characterized by sheer cliffs and some wooded areas. Although the Robert Moses Parkway prohibits good visual access to the Gorge, there are some viewing drive-off points along the roadway. Such vistas are spectacular and warrant extensive protection from infringing uses or competing structures (e.g. Skylon Tower and other very tall viewing structures adjacent to the Falls).

The Gorge is characterized by a layer-caked geologic formation. Bedrock formations are exposed at the GAPC in a vertical manner with dolomite, limestone, sandstone and shale classifications visible on the Gorge walls. This offers an excellent educational resource for statewide residents.

The New York State Department of Environmental Conservation recently published a report entitled Significant Coastal-Related Fish and Wildlife Habitats of New York State (June, 1977). The Gorge was recognized as a good habitat for nesting hawks, notably red-tailed hawks. In addition, rabbits, rodents, mink and fox were also recognized as inhabiting the area.

E. PRESENT USES: The major land use within the GAPC is the Robert Moses Parkway which traverses the Gorge crest. It is a limited access road which causes visual and physical access problems to the GAPC. The remaining land area is generally vacant with a few structures situated within the GAPC boundary. These include the Niagara Falls Geological Museum and the ruins of the Old Schoeffkopf Power Plant at the Gorge base. It should also be noted that the Rainbow Bridge, Whirlpool Rapids Bridge and the Suspension Railroad Bridge are also situated within the GAPC.

A further use within the Gorge is an unmaintained pedestrian trail located at the base of the GAPC. This is mainly used by hiking enthusiasts as well as fishermen.

F. ZONING: The City of Niagara Falls Zoning Ordinance has classified the area within a commercial and residential district. A scenic protection zone is also overlaid throughout the GAPC. However, due to the New York State ownership of the Gorge property, these regulations are not applicable.

G. EXISTING PLANS FOR AREA USE: There are no site-specific plans for the Niagara Gorge geographic area of particular concern.

H. ADJOINING AREAS: The GAPC connects the Niagara Reservation State Park on the south and Whirlpool State Park to the north. This enables the entire Niagara Falls tourist area to be included within a GAPC designation. This area extends from the Niagara Falls crest in the City of Niagara Falls to Lewiston Art Park in the Village of Lewiston. It forms a seven-mile linear strip including the Falls, Gorge, Rapids, and the Robert Moses Power Plant.

The land east of the Gorge is a strip commercial area along Main and Whirlpool Streets in the City of Niagara Falls. Various high rise residential structures are also situated in this area. It should be noted that the Robert Moses Parkway acts as a physical divider between the GAPC and the high intensity land uses to the east. Unfortunately, the Parkway also prohibits all access to the Gorge.

II. RATIONALE FOR GAPC DESIGNATION

A. COASTAL ISSUES: Four of the eleven New York State-identified coastal issues are applicable to this GAPC and are most in need of immediate management attention. The designation of the Niagara Gorge as a GAPC will help to resolve some of the problems associated with the following four New York State-identified coastal issues:

1. FISH AND WILDLIFE - The Niagara Gorge area has been designated as a significant fish and wildlife habitat by DEC.

2. PUBLIC ACCESS: The Niagara Gorge is often inaccessible. The Robert Moses Parkway is a limited access road that blocks visual and physical access from the crest of the Gorge. There is also a lack of pedestrian access to the Gorge itself. Competing structures such as high rise apartments often block visual access as well. Increased access must also take into account the valuable habitat areas that exist within the Gorge.

3. COASTAL AESTHETICS - The Gorge is one of the natural wonders of the world. Encroaching urban uses from the City of Niagara Falls threaten the unique aesthetic quality of this GAPC.

4. RECREATION - Unless public access to the Gorge is improved, hiking, fishing, and sightseeing are recreational activities that will suffer.

B. CRITERIA SATISFIED AND WHY:

1. It is a unique physical feature characterized by statewide or geographic frame of reference. The Gorge is known as one of the great natural wonders of the world. It has been carved out over millions of years and offers a unique geologic formation.

2. It is an area of essential habitat so designated as of statewide significance by the NYS Department of Environmental Conservation in their inventory of significant fish and wildlife resources. The inventory recognized the Gorge as a significant habitat for nesting hawks, rabbits, rodents and perhaps mink and fox.

3. It is an area or facility of substantial statewide recreational value which is already in public ownership. Access to this publicly owned Gorge area is presently limited and must be increased to realize the area's recreational potential. Vertical and horizontal access is needed to view the Gorge from its crest as well as from the base. Numerous recreation activities (e.g. hiking, fishing, sightseeing) cannot occur until added access facilities are provided within the GAPC.

4. It is an area or site that has widespread recognition as being scenic. The Niagara Gorge is unique throughout the State coastal zone for the spectacular scenic vistas it offers. A 200-foot gorge adjacent to Niagara Falls offers unmatched views of the Niagara River and the Falls themselves.

5. It is an area directly needed to protect and preserve desired land and water uses in other designated Geographic Areas of Particular Concern. As mentioned above, the Niagara Reservation State Park GAPC and the Whirlpool State Park GAPC are located adjacent to the Niagara Gorge. Therefore, the Gorge functions as a linear connector between two GAPCs of recreational and scenic importance to New York State. Tourists utilize the Robert Moses Parkway as a transportation link from the Niagara Reservation State Park to the other park areas in the north. Thus, to allow visual continuity and the maintenance of the Falls area (i.e. cataract, gorge, rapids) as whole, the Niagara Gorge section must be protected within the Coastal Management Program.

III. MANAGEMENT PROGRAM

A. MANAGEMENT OBJECTIVES:

1. To preserve the Gorge as a unique geologic formation and as a significant scenic resource.

2. To improve vertical and horizontal access to the Gorge for viewing and recreational activities.

B. PRIORITY USES:

1. High: pedestrian transportation structures and facilities, sport fishing and related access facilities, passive recreation parks/areas.

2. Low: any development other than that needed for recreational access.

C. EXISTING AUTHORITIES:

1. Local Zoning The City of Niagara Falls Adopted Zoning Ordinance (1973) designates the area adjacent to the Niagara River as a "Scenic Protective Area." All buildings and signs must be reviewed to insure their compatibility with the surrounding park areas, Niagara Falls, and Niagara River Gorge.

2. Public Ownership - The Niagara River Gorge is under the ownership of the Power Authority of the State of New York.

3. Environmental Quality Bond Act of 1972 - Eight million dollars is authorized by the Act for the purchase of key tracts of land to provide access to existing state holdings and to construct access trails.

4. NYS Department of Transportation Capital Construction Powers - The Department of Transportation could investigate the possibility of constructing a pedestrian bridge over the Robert Moses Parkway, thus connecting the Niagara Falls urban area with the Gorge.

5. NYS Office of Parks & Recreation Capital Construction Powers - The Niagara Frontier State Parks and Recreation Commission, OPR's Western New York regional office, should investigate possible vertical movement facilities into the Gorge as well as the development of an official Gorge trail at the base of the GAPC. The Commission may also need a special easement from PASNY due to the latter's present ownership of the land area.

6. The International Joint Commission (IJC) - The IJC has the following powers relating to the Gorge area 1) decision-making relating to the uses, obstructions and diversion of boundary waters; 2) investigation in such areas as pollution, regulation and preservation; 3) arbitration; and 4) administration of measurement and apportionment of water.

D. ADDITIONAL MANAGEMENT AUTHORITIES NECESSARY:

Coastal Management Program - Should the New York State Coastal Management Program be approved by the federal government, funds will be available to acquire land to provide access to public areas of environmental and aesthetic importance. The Coastal Management Program should give serious consideration to increasing public access to the Niagara Gorge with these funds.

E. IMPLEMENTING AGENCIES:

1. City of Niagara Falls.
2. Office of Parks and Recreation.
3. Department of Transportation.
4. Power Authority of the State of New York.
5. Coastal Management Program.
6. Department of Environmental Conservation.

I. GENERAL DESCRIPTION OF GEOGRAPHIC AREA OF PARTICULAR CONCERN (GAPC)

A. NAME: Wilson Harbor - Tuscarora Bay

B. LOCATION AND BOUNDARIES (IF AVAILABLE): The Wilson Harbor - Tuscarora Bay is located in the County of Niagara, Town of Wilson. The GAPC is twelve miles east of the mouth of the Niagara River and six miles west of Olcott Harbor. The exact boundaries are as follows: the west and south boundaries are the Wilson/Tuscarora State Park property line, the east boundary is Route 18 as it extends north to Harbor Street and follows the latter road to Ontario Street. The boundary then follows Ontario Street west to the eastern property line of the Village of Wilson Sewage Treatment Plant. It includes the entire Treatment Plant and extends north following the eastern federal pier. The boundary then extends west 50 feet from the low water mark in Lake Ontario to a point perpendicular with the State Park eastern property line. The boundary then returns to the land area.

C. OWNERSHIP: At present, the Wilson Harbor - Tuscarora Bay is owned by several private owners and the State of New York. Most of the Bay area is used for marina facilities with summer residences covering the peninsula separating the Bay and the Lake.

D. PHYSICAL/NATURAL FEATURES: The Bay is an area of unique scenic importance. The land adjacent to the Bay and Lake Ontario offers exceptional views of the nautical activities within the Bay area. The upstream section of the Bay is a large freshwater wetland which serves as an important fish and wildlife habitat. The Bay is also one of the most important spawning areas in the western portion of the Lake. The Bay contains several islands which are used for boat dockings and marine facilities. The western portion of the Wilson Harbor - Tuscarora Bay contains a significant woodland with many large trees providing a scenic canopy and wildlife cover.

The United States Army Corps of Engineers has recognized the Wilson Harbor - Tuscarora Bay area as a valuable boat harbor. The Corps has constructed entrance channel piers and dredged portions of the Bay for small craft navigation.

E. PRESENT USES: The area is presently used for marinas, small shipbuilding and repair facilities, fishing, boating, a cemetery and waterfowl hunting area in the offshore areas of Lake Ontario. There are residential sections, a trailer park, and a summer residence colony on the peninsula. There is a section of undeveloped land in the central to eastern portion of the GAPC which contains woodlands of beech and oak. The Bay is recognized by the New York State Department of Environmental Conservation as a major spawning area and a prolific salmonid ground.

F. ZONING: The area is presently zoned waterfront commercial and low density residential.

G. EXISTING PLANS FOR AREA USE: Coastal Management Program proposals for the Wilson Harbor - Tuscarora Bay are closely tied to the use of the Bay as a harbor for small craft on Lake Ontario. The US Army Corps of Engineers has built two piers extending into Lake Ontario and channelized the Bay area for small boat navigation.

The New York State Department of Environmental Conservation has stocked Lake Ontario with salmonid and other fish in its effort to upgrade the Lake Ontario fisheries. The Wilson Harbor-Tuscarora Bay is one of the major stocking areas in the State Program. With the alleviation of the mirex problem, the Bay should increase in value as a fisheries resource.

The only known existing plan for the GAPC is the Town of Wilson/Village of Wilson Master Plan (1966) which identifies the following land uses for the Bay area: residential, harbor-commercial, parkland and quasi-public classifications.

H. ADJOINING AREAS: The Wilson Harbor GAPC is located adjacent to Wilson-Tuscarora State Park GAPC. The park is currently undeveloped and shares part of the Wilson-Tuscarora Bay wetland and Twelve Mile Creek-East Branch Flood Plain. The land adjacent to the remaining Bay area is rural with low density residential districts within the Village of Wilson.

II. RATIONALE FOR GAPC DESIGNATION

A. COASTAL ISSUES: Five of the eleven New York State-identified coastal issues are applicable to this GAPC and are most in need of immediate management attention. The designation of the Wilson Harbor-Tuscarora Bay as a GAPC of state-wide importance will help to resolve some of the problems associated with the following New York State-identified coastal issues:

1. WATER QUALITY - There have been a number of beach closings in the Western Lake Ontario area because of poor water quality. If Wilson Harbor-Tuscarora Bay is to be preserved as a recreation area and as a habitat area, water quality problems must be minimized.

2. FISH AND WILDLIFE - The GAPC provides a variety of habitats for fish and wildlife. Wetland areas, open water, and woodland make the Bay/Harbor GAPC an ideal breeding, feeding, and resting spot for brown trout, northern pike, small mouth bass and various species of waterfowl and fur bearers.

3. PUBLIC ACCESS - Although the Wilson Harbor-Tuscarora Bay lies adjacent to a state park, it still represents the major access point to the shore in this area. The state park is largely undeveloped, thus increasing pressure to provide access to boaters and fishermen in the Tuscarora Bay area.

4. RECREATION - Wilson Harbor-Tuscarora Bay provides ample opportunities for recreational boating, fishing and hunting. Given the undeveloped nature of the adjacent state park, the Bay/Harbor becomes a vital recreational resource.

5. COASTAL AESTHETICS - Land adjacent to Tuscarora Bay offers exceptional views of boating activity on the Bay itself and on Lake Ontario.

B. CRITERIA SATISFIED AND WHY:

1. It is an area of high natural productivity or essential habitat so designated as of statewide significance by Department of Environmental Conservation in their inventory of significant fish and wildlife resources. DEC finds Tuscarora Bay to be the best brown trout fishery in DEC's Region 9. There is also spawning of northern pike and small mouth bass.

2. It is a freshwater wetland regulated under the State's Freshwater Wetlands Program.

3. It is an area where access to and utilization of coastal waters are of statewide significance for recreational reasons. Wilson Harbor-Tuscarora Bay is a valuable small boat harbor. The Corps of Engineers has constructed a protected entrance to the harbor and maintains a channel suitable for small boats.

4. It is an area directly needed to protect and preserve desired land and water uses in other designated GAPCs. The Wilson Tuscarora Bay GAPC is adjacent to the Wilson Tuscarora State Park GAPC. Its preservation as a habitat area and maintenance as a recreational boating area can only aid in the successful development of the state park.

III. MANAGEMENT PROGRAM:

A. MANAGEMENT OBJECTIVES:

1. To preserve sufficient depth in the Wilson Harbor channel for boating.
2. To preserve existing wetland and fish habitats as the natural features of Wilson Bay.
3. To maintain and improve the recreational fishing activity in the Bay area.

B. PRIORITY USES:

1. High: marina facilities, public boat launching facilities, sport fishing and related access facilities, commercial, low density housing, seasonal home development, natural open space.
2. Low: development in habitat areas of the GAPC.

C. EXISTING MANAGEMENT AUTHORITIES:

1. Local Zoning and Subdivision Controls - The Town of Wilson's subdivision regulations include a provision aimed at preserving natural features. The wetland area and other vital habitats should be zoned as conservation or open space given the high degree of residential and commercial development that now exists on some of the lands adjacent to the Bay.
2. New York State Freshwater Wetlands Program - The existing wetland in this GAPC comes under the protection of the State Wetlands Program. This Program prohibits development that would destroy the natural character and functions of qualifying wetlands.
3. New York State Protection of Waters Law - Permits must be obtained from DEC, as well as the Corps, before excavation or fills and the construction of sizable docks can take place in navigable waters such as Tuscarora Bay. Should DEC determine that the natural resources of the Bay will be adversely affected, a permit will not be issued.

4. Fish and Wildlife Management Act - Since much of the land surrounding Tuscarora Bay is privately owned, access to the Bay for fishing is often difficult. Cooperative agreements between private landowners and Department of Environmental Conservation's Fish and Wildlife Unit provide access to fishing areas. The Act also provides for fish stocking programs around the State. Some stocking of Tuscarora Bay, in fact, has already taken place.

5. US Army Corps of Engineers - The Army Corps preserves Wilson Harbor as a small boat harbor through periodic dredging of the bay and maintenance of the entrance channel area.

D. ADDITIONAL MANAGEMENT AUTHORITIES NECESSARY:

Coastal Management Program - Should the Coastal Management Program be approved by the federal government, funds will be available to provide access to the Bay/Harbor area for recreational fishing (under Section 315 of the Coastal Zone Management Act). Tuscarora Bay can be developed as a major fisheries resource only if this increased access is provided.

E. IMPLEMENTING AGENCIES:

1. Town of Wilson.
2. Department of Environmental Conservation.
3. Coastal Management Program.
4. US Army Corps of Engineers.

I. GENERAL DESCRIPTION OF GEOGRAPHIC AREA OF PARTICULAR CONCERN (GAPC)

A. NAME: Olcott Harbor

B. LOCATION AND BOUNDARIES (IF AVAILABLE): Olcott Harbor is located in Niagara County, Town of Newfane. The boundaries of the GAPC are as follows: The north boundary is an imaginary line 50 feet seaward of the federal piers at the Harbor entrance. The east boundary follows an imaginary line from the north boundary to the Park land use designation as depicted on Map 2 of the Town of Newfane Master Plan (1970). The west boundary follows the designation (inclusive) until reaching Route 18. The latter serves as the south boundary across Eighteen-mile Creek until reaching Franklin Street where the boundary turns north to Peach Street and then to the west border of Krull Park. The border serves as the east boundary until meeting the north boundary in Lake Ontario.

C. OWNERSHIP: Olcott Harbor is characterized by private ownership. There are many private cottages and commercial establishments in this area. There are also marine oriented industries.

D. PHYSICAL/NATURAL FEATURES: Olcott Harbor is located at the mouth of Eighteenmile Creek and Lake Ontario. The Harbor is one of the few areas in Western New York capable of handling craft with drafts over six feet. The United States Corps of Engineers has undertaken harbor improvements at Olcott over the past year. These include parallel pier construction extending 850 feet lakeward of the creek mouth and channel dredging within the Harbor. The community has numerous seasonal homes that have been converted to permanent residences and serious blight conditions have been occurring which will require a complete redevelopment effort within the hamlet. A large portion of hamlet lies within the 100 year flood plain area. The economy of Olcott is highly dependent upon the marine commercial activities within the hamlet. In addition to boating and fishing attractions at Olcott, numerous picnickers and other recreation activists utilize Krull Park. This is a 329-acre Niagara County Park located adjacent to Olcott.

Department of Environmental Conservation has identified the waters of Lake Ontario adjacent to Olcott Harbor as a significant fish habitat area. It should be also noted that Olcott Harbor is within a public sewer service area.

E. PRESENT USES: The Olcott Harbor GAPC consists of docking and mooring facilities, boat launch, marine commercial facilities, and numerous seasonal homes which have been converted for permanent residences.

F. ZONING: The Olcott Harbor GAPC is zoned for high density single family residences and marine business districts.

G. EXISTING PLANS FOR AREA USE:

1. United States Army Corps of Engineers Olcott Harbor Report (May, 1975) - The report discusses various alternatives for harbor improvements including new breakwaters and an extension of the harbor channel as well as various boat launch sites within the expanded harbor.

2. Town of Newfane Master Plan (1970) - Within the GAPC boundaries, the major land uses identified include marine business, public and semi-public buildings as well as open space. The plan recommends that the Town adopt a housing code and undertake a renewal program within Olcott Harbor.

3. Erie Niagara County Regional Planning Board Open Space Preservation Plan for Eighteenmile Creek in Niagara County (1972) - The plan recommends extension of Krull Park on the west side of Eighteenmile Creek along Lake Ontario. In addition, the land area adjacent to Eighteenmile Creek is recommended as a marine business district.

H. ADJOINING AREAS: The Olcott Harbor GAPC is surrounded by predominantly rural and agricultural lands. To the east of the GAPC is the 329-acre Niagara County Park (Krull Park). Located to the west of Olcott is Niagara County Newfane Agricultural District #2 and a portion of the Newfane Sanitary Sewer District.

II. RATIONALE FOR GAPC DESIGNATION

A. COASTAL ISSUES: New York State has identified six of the eleven coastal issues and are most in need of immediate management attention. The designation of the Olcott Harbor as a GAPC of statewide importance will help to resolve some of the problems associated with the following New York State-identified coastal issues:

1. WATER QUALITY - Given Olcott Harbor's status as a significant fish and wildlife habitat area and a major recreation area, it is vital that the water quality of the area be maintained at the present high "B" level. The Harbor area is part of a Sewer Service District. This should help to ease the potential problems caused by the large number of seasonal homes at Olcott Harbor.

2. FISH AND WILDLIFE - Department of Environmental Conservation has categorized the waters of Lake Erie off Olcott Harbor as a significant fish habitat area. Any plans for redevelopment of Olcott Harbor must make provisions for assuring the preservation of this habitat area.

3. PUBLIC ACCESS - The Harbor is now maintained by the Army Corps of Engineers and is one of the few harbors that can accommodate boats with drafts greater than six feet. Olcott Harbor is probably a prime site for a harbor of refuge for Western Lake Ontario.

4. RECREATION - Olcott Harbor is a prime recreational boating area. As Department of Environmental Conservation's fish stocking program increases in Lake Ontario, Olcott Harbor's status as a recreational boating center will increase. In addition, the Village of Olcott's economy is dependent on marine commercial uses that serve recreational boaters.

5. EROSION AND FLOODING - A majority of Olcott is within the 100 year flood plain. Olcott has a chance to redevelop its blighted areas and should consider the flood plain before making major locational decisions.

6. COASTAL AESTHETICS - Olcott Harbor's aesthetic value is seriously diminished by the existence of a number of blighted residential areas. If the Harbor is to increase its aesthetic appeal, these areas will have to be either rehabilitated or completely redeveloped.

B. CRITERIA SATISFIED AND WHY:

1. It is an area of high natural productivity or essential habitat so designated as of statewide significance by the Department of Environmental Conservation in their inventory of significant fish and wildlife resources. The littoral zone adjacent to the harbor has large concentrations of brown trout, coho salmon, and migrating waterfowl.

2. It is an area where access to and utilization of coastal waters are of statewide significance for recreational reasons. Olcott Harbor is one of the few harbors along Western Lake Ontario capable of handling ships with a draft of six feet. It could also provide access for fishing and related water-oriented activities as the Lake Ontario fishery is improved.

III. MANAGEMENT PROGRAM

A. MANAGEMENT OBJECTIVES:

1. To redevelop vacant and rundown sites in the Olcott Marine District for marine-oriented commercial establishments and for residential development.

2. To encourage a harbor improvement project to increase boating opportunities and provide a harbor of refuge.

B. PRIORITY USES:

1. High: marine and other commercial uses, public launching facilities, sport fishing and related public access facilities, residential development.

2. Low: uses discharging pollutants directly into the Harbor, industrial development.

C. EXISTING MANAGEMENT AUTHORITIES:

1. Local Zoning - The Town of Newfane has an adopted zoning ordinance and building code. In addition to zoning the Olcott Harbor area for marine commercial uses, the zoning ordinance might incorporate design standards, a municipal housing code, and a waterfront structures ordinance.

2. Protection of Waters Law - Eighteenmile Creek is protected from changes, modifications, or disturbances to its bed by the State Protection of Waters Law. Should Olcott Harbor become a harbor of refuge (with increased marina and dredging activity an obvious result), the Protection of Waters Law permit procedure can ensure that the environmental quality of the Harbor is maintained.

3. US Army Corps of Engineers - The Corps has the authority to develop harbor improvement programs in the navigable waters of the State. In fact, they have made improvements to Olcott Harbor in the past year. They have also made plans for further channel protection improvements.

D. ADDITIONAL MANAGEMENT AUTHORITIES NECESSARY:

Coastal Management Program - Should the federal government approve New York State's Coastal Management Plan, money would be available from the State for various types of local projects. One of the local projects that could be funded is a redevelopment proposal for Olcott Harbor's blighted areas. The funds could be used for feasibility studies, project planning, or to leverage other funding sources (Community Development Block Grants or Economic Development Administration funds for example).

E. IMPLEMENTING AGENCIES:

1. Town of Newfane
2. Department of Environmental Conservation.
3. Coastal Management Program.
4. US Army Corps of Engineers.

I. GENERAL DESCRIPTION OF GEOGRAPHIC AREA OF PARTICULAR CONCERN (GAPC)

A. NAME: Eighteenmile Creek, Niagara County

B. LOCATION AND BOUNDARIES (IF AVAILABLE): Eighteenmile Creek is located in Niagara County in the Town of Newfane. The north boundary is New York State Route 18, the west boundary is an imaginary line 100 feet from the western stream-bank, the south boundary is Wilson-Burt Road and the east boundary is the center line of New York State Route 78. The actual GAPC is a linear strip approximately two miles in length.

C. OWNERSHIP: Eighteenmile Creek GAPC is mainly under private ownership with various parcels of public land interspersed throughout the area.

D. PHYSICAL/NATURAL FEATURES: The GAPC area is an extremely scenic and valuable natural preserve. However, water quality problems threaten the natural character of the area and its accompanying value to New York State. Eighteenmile Creek is bounded by steep slopes and hardy vegetation throughout the GAPC boundary. It offers valuable scenic vistas to those viewing the Creek from bridges and other access points along the stream. The GAPC has been identified in the New York State Department of Environmental Conservation (NYS DEC) CZM report Significant Coastal Related Fish and Wildlife Habitats of New York State as a major fisheries resource stream. The Creek serves as a spawning habitat for salmonids, northern pike, and small mouth bass, while the adjacent marsh area concentrates puddle ducks. The marsh also provides good habitat for fur bearers (e.g. muskrats).

The Creek has been identified as a Class "C" stream by the New York State Department of Environmental Conservation. Such a classification permits fishing, but not use as a source of drinking water or for body contact recreation. The major problem associated with Eighteenmile Creek pertains to water quality. Currently, excess sediment accumulates south of Burt Dam due to excessive storm runoff. The dam is located within the GAPC approximately two miles upstream from the Creek mouth. The stream also suffers from severe low flow problems due to creek flow over fractured bedrock. This causes much of the water to percolate out of the streambed. Such sediment accumulation, as well as low flow problems, decreases the stream's water quality and reduces stream depth as well as navigability.

A further problem within the GAPC pertains to public access. As mentioned above, the stream is a major resource with numerous natural qualities. Presently, access to the stream is very limited and prevents Creek enjoyment by the general public.

E. PRESENT USES: The Eighteenmile Creek area is presently used for fishing, boating, canoeing and related activities. There is a hydroelectric dam at Burt which serves as a barrier to fish migration. At present, there are some problems with improperly operating septic tanks from land uses bordering the site. This will be rectified when the Newfane Sewage Treatment Plant goes into full operation. The east bank of the Creek contains a linear strip of residential housing. The west bank of the Creek is basically rural. A line of Conrail (Hojack line) crosses the Creek just below the dam.

F. ZONING: The Eighteenmile Creek GAPC is zoned single family residential on the east end and agricultural, recreational and residential on the west end. It should also be noted that the zoning ordinance contains a 100-foot structural setback provision applicable to Eighteenmile Creek.

G. EXISTING PLANS FOR AREA USE:

1. Town of Newfane Master Plan (1970) - The Plan generally recommends preservation of Eighteenmile Creek as open space. It also proposes that the New York State Department of Transportation establish a scenic strip park with drive-off areas along the existing Route 78. This would occur where the right-of-way is approximately at the top of the Creek ravine bank.

2. Erie Niagara County Regional Planning Board Open Space Preservation Plan for Eighteenmile Creek, Niagara County (1972) - The major proposal for the GAPC includes a recommendation for a 70-acre natural wildlife preserve along Eighteenmile Creek. Much of the area would be protected by easements, although limited public ownership is recommended to provide access along the stream.

3. Niagara County Fisheries Advisory Board - Sport Fishing (1976) - Recommendations include increasing access to Eighteenmile Creek by developing a former Town of Newfane dump site immediately north of the dam for parking and constructing a foot trail from the latter site to the base of the dam.

H. ADJOINING AREAS: Olcott Harbor is located immediately north of the Eighteenmile Creek GAPC. The Harbor has also been identified as a geographic area of particular concern due to the small boat harbor as well as the extensive structural blight problems present within the hamlet. The area to the west and east of Eighteenmile Creek is primarily rural with strip residential development along Route 78. The hamlet of Burt is located near the southern end of the GAPC.

II. RATIONALE FOR GAPC DESIGNATION

A. COASTAL ISSUES: Five of the eleven New York State identified coastal issues are applicable to this GAPC and are most in need of immediate management attention. The designation of Eighteenmile Creek as a GAPC will help to resolve some of the problems associated with the following five New York State-identified coastal issues:

1. WATER QUALITY - Eighteenmile Creek's water quality is threatened by excess sedimentation and periods of low flow (due to high percolation rates). Water quality must be maintained if the stream's vital resources are to be preserved.

2. FISH AND WILDLIFE - Department of Environmental Conservation has categorized the Creek as one of five major resource streams tributary to Lake Ontario. Various fish species concentrate along the Creek and bordering marshland provides habitat for a variety of waterfowl.

3. RECREATION - Eighteenmile Creek offers a variety of recreational opportunities: fishing, boating, hiking, and birdwatching. It is imperative that water quality problems be solved if the Creek is to remain as a recreational resource.

4. PUBLIC ACCESS - Because much of the land along the Creek is privately owned, access for fishing is often difficult.

5. FLOODING AND EROSION - Storm runoff is carrying sediments into Eighteenmile Creek and is also eroding its banks (especially where the banks are steepest).

B. CRITERIA SATISFIED AND WHY:

1. It is an area of high natural productivity or essential habitat so designated as of statewide significance by the Department of Environmental Conservation in their inventory of significant fish and wildlife resources. Eighteenmile Creek is an important spawning area for salmonids and northern pike. Marsh areas containing emergent vegetation and flooded brush have concentrations of waterfowl, especially mallards and black ducks.

2. It is an area with freshwater wetlands regulated under the State's Freshwater Wetlands Program. The area contains numerous wetlands in the Creek gorge area.

3. It is an area where the access to and utilization of coastal waters are of statewide significance for recreational reasons. The area is the best salmonid spawning area in the western part of Lake Ontario and can provide excellent fishing opportunities to State residents.

4. It is an area of significant habitat threatened by hazards. The sediment loading of the Creek from storm water runoff and eroding banks threatens the Creek's status as habitat and spawning area for salmonids and other fish species.

III. MANAGEMENT PROGRAM:

A. MANAGEMENT OBJECTIVES:

1. To monitor and improve Eighteenmile Creek's water quality.
2. To protect the natural features of Eighteenmile Creek, including the fish habitat and natural environment.
3. To develop pedestrian access facilities to the Creek at sites selected by the Town of Newfane.

B. PRIORITY USES:

1. High: boating and related public launching facilities, sport fishing and related public access facilities, passive recreation parks/areas, natural open space, low density residential development.
2. Low: uses that would erode the banks of the Creek, discharge pollutants into the Creek, or destroy the natural character of land adjacent to the Creek.

C. EXISTING MANAGEMENT AUTHORITIES:

1. Local Zoning - The Town of Newfane's zoning ordinance contains provisions controlling setback from water bodies. Minimum setback from Eighteenmile Creek is 100 feet. Newfane's subdivision regulations provide project review procedures prior to alteration of land/vegetation during construction activity.

The zoning ordinance might be amended to require vegetative buffer strips for lands adjacent to the Creek. The entire GAPC might also be rezoned as a conservation district.

In addition, the Erie and Niagara Counties Regional Planning Board's 208 Water Quality recommendations can be carried out by various local government agencies with the Eighteenmile Creek basin.

2. State Pollutant Discharge Elimination System (SPDES) - This program requires a permit of all parties who propose to discharge pollutants into State waters. The "C" water quality classification of the Creek cannot be contravened. SPDES permits issued to the Newfane and Lockport Sewage Treatment Plants will help to control the rate and type of discharge and therefore, help to maintain the Creek's water quality.

3. New York State Department of Transportation (DOT) - DOT has granted a permit to allow Lockport to divert water from the Barge Canal to Eighteenmile Creek. This increases the amount of flow in the Creek and aids in restoring good water quality.

4. Public Access to Fishing Areas Program - Under Section 3-0305 of the Environmental Conservation Law, the Division of Fish and Wildlife has a program to acquire public fishing access to quality fishing streams such as Eighteenmile Creek. Monies from the Environmental Quality Bond Act and the Parks and Recreation Bond Act can be used to acquire easements for fishing or selected land to provide access.

D. ADDITIONAL MANAGEMENT AUTHORITIES NECESSARY:

1. Protection of Waters Law - Under this law, permits are required for changes, modifications, or disturbances to beds or banks of streams classified as "C trout" or higher. Eighteenmile Creek is classified as a "C" stream even though Department of Environmental Conservation has designated the stream as a major resource stream with concentrations of salmonids. Either the law must be changed to protect "C" streams as well, or the portion of Eighteenmile Creek now classified as "C" should be reclassified as "C trout".

2. Coastal Management Program - Should the New York Coastal Management Program be approved by the federal government, money will be available to New York State to provide access to public recreation areas such as Eighteenmile Creek. The Coastal Management Program also is developing new legislation that would establish authority for non-structural controls in coastal areas that are designated as erosion-prone. Eighteenmile Creek is subject to erosion and this erosion is threatening the Creek's water quality and therefore, its natural resource value.

E. IMPLEMENTING AGENCIES:

1. Town of Newfane.
2. Department of Transportation.
3. Department of Environmental Conservation.
4. Coastal Management Program.

I. GENERAL DESCRIPTION OF GEOGRAPHIC AREA OF PARTICULAR CONCERN (GAPC)

A. NAME: Johnson Creek

B. LOCATION AND BOUNDARIES (IF AVAILABLE): Johnson Creek is located in Orleans County in the Towns of Carlton and Yates. It opens into Lake Ontario about four miles west of Oak Orchard Harbor. Lakeside Beach State Park is located on land adjacent to the Creek mouth. The Johnson Creek GAPC is to include the Creek and its 100 year flood plain to the first barrier to fish migration (this barrier has not been identified).

C. OWNERSHIP: The northernmost portions of the Johnson Creek GAPC (excluding the Creek mouth area) are owned by New York State's Office of Parks and Recreation. This is land included in Lakeside Beach State Park. The remaining land is characterized by small, privately owned lots near the mouth of the Creek and larger privately owned tracts downstream.

D. PHYSICAL/NATURAL FEATURES: Johnson Creek runs parallel to Lake Ontario for one half mile before it turns south. The half mile section is separated from the Lake by a 400-foot wide peninsula. The southern bank is steep and inaccessible; the northern bank of this section of the stream is flat and given over to many small cottages. Johnson Creek has been classified by New York State's Department of Environmental Conservation as a major resource stream. There are five of these Lake Ontario tributaries so classified as major fishery streams. The Creek has fall runs of coho and chinook salmon, and in the spring it is a spawning area for white sucker. The Creek also supports large and small mouth bass, northern pike, and pikeperch.

The entrance to Lake Ontario is 65 feet wide. However, a sand bar in the center of the entrance creates two separate channels. The northern channel is very shallow and about 45 feet wide. The southern channel is deeper but only 8 feet wide and with a very swift outflow. This makes boating access particularly difficult throughout the year.

The section of Johnson Creek that is included in the GAPC is classified by Department of Environmental Conservation as a "C" stream. The best use for a "C" stream is fishing; physical, chemical, and biological standards have been set up for the stream to ensure that the stream classification is met. The segment of the Creek within the GAPC has a segment classification of effluent limiting; that is the stream's water quality is presently meeting the "C" standard.

E. PRESENT USES: Private homes and cottages line both banks of Johnson Creek for about 1/4 mile from the mouth. The remaining land in the area is devoted to farming: fruit orchards; dairy farms; vegetable farms. Further upstream, the Creek is surrounded by forest and shrubland. The most inland portion of the Creek itself is popular for fishing and accommodates small recreational boats only. Boating facilities are almost non-existent (other than private boathouses and docks) at the mouth of the Creek because access to the Creek in that area is very difficult.

F. ZONING: The Town of Carlton has a "river and creek resort" residential district. This zoning classification, covering much of the Creek mouth area, permits higher density residential development along the banks of the Creek.

G. EXISTING PLANS FOR AREA USE: The US Army Corps of Engineers prepared an evaluation of New York State harbors for Department of Environmental Conservation in 1976. In its evaluation of Great Lakes harbors, the Corps suggests that the mouth of Johnson Creek be developed as a small boat harbor. This would involve dredging and channelization at the mouth of the Creek and construction of small boat facilities.

The 1975 Comprehensive Development Plan for Orleans County proposes Johnson Creek and its flood plain as a resource management area, suitable for low intensity development.

H. ADJOINING AREAS: The Creek mouth area is lined with resort homes and cottages on small lots. Lakeside Beach State Park is directly east of the mouth; the park has bathing and camping facilities on a 650-acre site. Further upstream, adjacent lands are primarily used for agricultural purposes: dairy farming; fruit production; and vegetable farming. The upstream areas are primarily rural in nature.

II. RATIONALE FOR GAPC DESIGNATION

A. COASTAL ISSUES: Three of the eleven New York State identified coastal issues are applicable to this GAPC and are most in need of immediate management attention. The designation and appropriate management of Johnson Creek as a site-specific GAPC of statewide importance will help to resolve some of the problems associated with the following three New York State-identified coastal issues:

1. WATER QUALITY - Johnson Creek has been identified as a major fisheries resource stream that presently meets the water quality standards that Department of Environmental Conservation has established for it. Discharge from small residential developments close to the Creek may prove to be a problem. Adjacent agricultural uses may be non-point sources of sediment and toxic substances as well.

2. FISH AND WILDLIFE - Department of Environmental Conservation has classified Johnson Creek as a major resource stream. It has fall runs of coho and chinook salmon, and in the spring it is a spawning area for white suckers.

3. RECREATION: Johnson Creek provides an opportunity for recreational fishing to many New York State residents.

B. CRITERIA SATISFIED AND WHY:

1. It is an area of high natural productivity or essential species habitat so designated as of statewide significance by the Department of Environmental Conservation in their inventory of significant fish and wildlife resources. DEC has classified Johnson Creek as a major resource Lake Ontario tributary. Two species of salmon inhabit the area, and white perch suckers use the area for spawning.

2. It is an area where access to and utilization of coastal waters are potentially of statewide significance for recreational reasons. The Army Corps of Engineers has suggested the mouth of Johnson Creek as a potential small boat harbor. Access to Lake Ontario for recreational boaters is often difficult. A small boat harbor might also complement the facilities provided at nearby Lakeside Beach State Park.

III. MANAGEMENT PROGRAM

A. MANAGEMENT OBJECTIVES:

1. To ensure that the water quality of the Creek continues to meet Department of Environmental Conservation standards (a "C" classification, that is).
2. To preserve the natural character of lands adjacent to the Creek, thus ensuring Johnson Creek's status as a major recreational fishing and resource stream.
3. To develop the mouth of Johnson Creek as a small boat harbor.

B. PRIORITY USES:

1. High: recreational boating and associated facilities (at the Creek mouth), recreational fishing and public access facilities, low density residential development, natural open space.
2. Low: those uses that discharge untreated wastes directly into the Creek.

C. EXISTING MANAGEMENT AUTHORITIES:

1. Local Zoning - The Towns of Carlton and Yates have the power to zone and therefore control uses of land on both banks of Johnson Creek. In addition, the Town of Carlton could begin to attract small boat harbor facilities by rezoning the Creek mouth as a marine commercial zone.
2. State Pollutant Discharge Elimination System (SPDES) - Discharges into Johnson Creek would be covered by the SPDES permit program. For a permit to be issued by Department of Environmental Conservation, it would have to be judged that the discharge would not contravene existing stream standards (for Johnson Creek, a "C" rating).
3. The Public Access to Fishing Program - Administered by Department of Environmental Conservation's Fish and Wildlife Division, this program could be used to acquire public access rights to the Creek for recreational fishing.
4. Office of Parks and Recreation - The Office of Parks and Recreation has the ability to acquire the rights to land in the Creek mouth vicinity for the purpose of constructing public boating facilities. A public facility would complement the existing facilities at nearby Lakeside Beach State Park. Application to the Army Corps of Engineers for a dredging permit would have to be made so that the process to alter the sand bar that blocks access to the Creek can be initiated. Before a permit can be granted, it must be determined that no adverse environmental impacts will be created as a result of the dredging.

D. ADDITIONAL MANAGEMENT AUTHORITIES NECESSARY:

1. The Protection of Waters Law - This law requires a permit for any modification to the bed or bank of a stream with a "C(T)" classification or higher. Johnson Creek, because it is classified as a "C" stream, is not afforded the protection that this state law would otherwise provide. Since DEC has recognized the significance of Johnson Creek as a major resource stream, it seems obvious that it should be afforded this protection. There are three

alternative solutions: one, amend the law to include streams with a "C" classification or higher; two, change the classification of Johnson Creek to "C(T)"; or three, create a new classification of streams (covering major fishery streams) for which the law would provide protection.

2. Coastal Management Program - Should the New York Coastal Management Program be approved by the federal government, the program could use funds to provide access to Johnson Creek for boating and fishing.

E. IMPLEMENTING AGENCIES:

1. Town of Yates.
2. Town of Carlton.
3. Department of Environmental Conservation.
4. Office of Parks and Recreation.
5. Coastal Management Program.
6. US Army Corps of Engineers.

I. GENERAL DESCRIPTION OF GEOGRAPHIC AREA OF PARTICULAR CONCERN (GAPC)

A. NAME: Port of Rochester

B. LOCATION AND BOUNDARIES (IF AVAILABLE): The Port of Rochester is located in the Rochester Harbor. The Harbor is classified as the lower 2 1/4 miles of the Genesee River. The Port itself is located on the west bank of the Genesee River less than 1/4 mile from the river's juncture with Lake Ontario. It is wholly within the Rochester City limits.

C. OWNERSHIP: The Port is now under the ownership of the City of Rochester.

D. PHYSICAL/NATURAL FEATURES: The Port itself consists of 23 acres. The Corps of Engineers, under the authorization of the Federal River and Harbor Act, dredges annually to remove silt deposits. Approximately 275,000 cubic yards, on the average, are dumped into Lake Ontario annually. The Harbor channel is maintained at a depth of 21 feet in the Genesee River, 23 feet in the entrance channel, and 24 feet in the approach channel. The Port has three main buildings containing approximately 91,000 square feet of storage space.

E. PRESENT USES: The Port facilities have deteriorated in the past few years because of a general decline in the use of the Port. In 1962, the Port handled 790,000 tons of dry bulk. By 1974, that figure had decreased to only 46,253 tons. In 1971, 30,890 tons of general cargo was handled; by 1974, no general cargo was handled by the Port.

The Port had been operated until 1976 by the Rochester Monroe County Port Authority. When the New York State Legislature abolished the authority in 1976, the City of Rochester gained jurisdiction. The City leases three Port facilities to the Pittston Warehouse Corporation and part of the Port to Rochester Portland Cement for a bulk cement unloading operation. Building cement accounts for 61% of the total tonnage shipped; the loss of coal and lignite traffic explains the decline in tonnage for the entire Port. The Harbor itself contains eleven private marinas and yacht clubs, four launching ramps, 700 moorings, and facilities for fuel, sales and repair service.

F. ZONING: The Port is zoned for industrial use.

G. EXISTING PLANS FOR AREA USE: The Charlotte neighborhood is adjacent to the Port and Harbor area. Residents have formed the Charlotte Neighborhood Association which, in 1973, helped to defeat a proposal to develop an oil tank farm in the Port. The Association has developed the Charlotte Action Plan, including a Port area project. The plan recommends the development of the Port as a municipal marina, with mooring facilities for excursion boats to Toronto. The warehouse facilities could be converted to boat storage and maintenance facilities, restaurants, small shops, and meeting facilities.

In addition, the Corps of Engineers is currently examining the possibility of extending the Great Lakes navigation season through the winter. This development might lead to more Rochester-based industries shipping by water, thus increasing Port activity.

H. ADJOINING AREAS: The Port of Rochester is only a small portion of the Rochester Harbor. Surrounding the Port are a mixture of uses: residential; commercial; and recreational (beach and boating). At the mouth of the Harbor is a city-owned bathing beach and the beginning of a sixty-foot right-of-way. The east side of the Harbor contains marinas, yacht clubs, and residential areas.

II. RATIONALE FOR GAPC DESIGNATION

A. COASTAL ISSUES: Three of the eleven New York State-identified coastal issues are applicable to this GAPC and are most in need of immediate management attention. The designation and appropriate management of the Port of Rochester as a site-specific GAPC of statewide importance will help to resolve some of the problems associated with the following three New York State-identified coastal issues:

1. ECONOMIC DEVELOPMENT - The amount of cargo handled by the Port of Rochester has declined over the years. The area may have potential as a recreational boating facility. This type of use may make more economic sense, given the present inability of the Port to attract additional cargo.
2. PUBLIC ACCESS - The Port area provides additional access for recreational boaters utilizing Rochester Harbor.
3. RECREATION - Rochester Harbor has the potential to become a recreational center. There are existing marinas, yacht clubs, a bathing beach, and a right-of-way along Lake Ontario. By converting the Port to recreational use (marina and support facilities), the recreational value of the entire harbor would be enhanced.

B. CRITERIA SATISFIED AND WHY:

1. It is an area of potential statewide recreational value not yet in public ownership or use. The Port is surrounded by various recreational uses. Across the Harbor on the eastern shore are marinas, yacht clubs, and residential areas. At the mouth of the Harbor is a city-owned bathing beach and the beginning of a sixty foot right-of-way along the Lake Ontario shore.
2. It is an area where the access to or utilization of coastal waters are of statewide significance for economic, transportation or research reasons. The Port of Rochester still handles a significant amount of cargo. A bulk cement unloading operation and building cement shipping operation account for a large percentage of Port use. In addition, the Port has been proposed as a prime terminus site for passenger ferry service to Toronto.
3. It is an area where the access to coastal waters are of statewide significance for recreation reasons. The Port has great potential as a recreational boating site. Supporting activities such as marine repair services can also be accommodated in the Port.
4. It is an urban area where the competition between commercial, industrial, recreational, residential and environmental resources has or may have effects on statewide interests relating to the eleven coastal issue areas most significant to New York State. Existing conflicting uses and conflicting proposals for future use make the Port of Rochester a controversial area. The Monroe County Planning Board has nominated the Port of Rochester for GAPC status because of its value to competing shipping, commercial, recreational, and environmental interests.

III. MANAGEMENT PROGRAM

A. MANAGEMENT OBJECTIVES: The Rochester Harbor is an area of conflict characterized by several competing uses. The Port of Rochester is declining and it is thought that the Port might better be used as a recreational boating facility. At the present time, it cannot be determined whether the Port of Rochester should continue as a port or whether the Port be given over to recreational use. The management objective, therefore, for the Port of Rochester is to develop an effective management plan that would determine the best use for the Port area.

B. PRIORITY USES:

1. High: port-related industrial uses, marine recreational uses, including commercial support facilities.
2. Low: residential development, non-water related industry.

C. EXISTING MANAGEMENT AUTHORITIES:

1. City of Rochester - The City of Rochester owns the Port area but has tied up the use of the property through leases to the Pittston Warehouse Corporation and Rochester Portland Cement. The Port is also subject to the City's zoning power and its capital facilities programming.

D. ADDITIONAL MANAGEMENT AUTHORITIES NECESSARY:

Coastal Management Program - Should the New York Coastal Management Program be approved by the federal government, money would be available to the City of Rochester for redevelopment planning, feasibility studies, or actual project programming related to the Port of Rochester.

The Coastal Management Program is also developing new legislation related to water-dependent uses. This legislation would establish the authority for assigning locational priority for water-dependent uses in areas, such as the Port of Rochester, which have been identified as being suitable for such uses.

New authority would also be necessary to provide for encouragement and/or retention of economic activity in areas important for that purpose. Economic redevelopment of the Port of Rochester would be achieved through quick processing of permits by State and local governments or preclearing of the site for future development.

E. IMPLEMENTING AGENCIES:

1. City of Rochester.
2. Coastal Management Program.

I. GENERAL DESCRIPTION OF GEOGRAPHIC AREA OF PARTICULAR CONCERN (GAPC)

A. NAME: Maxwell Bay/Salmon Creek

B. LOCATION AND BOUNDARIES (IF AVAILABLE): Maxwell Bay/Salmon Creek is in the Town of Sodus in Wayne County, and enters Lake Ontario approximately 2.5 miles west of Sodus Bay. The GAPC includes the Bay, adjacent wetlands, Salmon Creek and land immediately adjacent to the Bay and Creek. The east-west boundary of the GAPC is essentially the 100 year flood plain of Maxwell Bay and Salmon Creek. The southern boundary is where Salmon Creek crosses Mud Road.

C. OWNERSHIP: All the land adjacent to Maxwell Bay and Salmon Creek is privately owned. The land immediately to the west of the Bay and Creek is Camp Beechwood, a camp owned by the Girl Scouts.

D. PHYSICAL/NATURAL FEATURES: Salmon Creek forms a large embayment (approximately 27 acres) near its mouth, known as Maxwell Bay. The Bay is surrounded by high bluffs; this makes access to the water from the land very difficult. The bay is separated from Lake Ontario by a 1,000-foot long barrier beach that averages 100 feet in width. The barrier beach is primarily composed of gravel, covered with trees and brush, and is marshy.

An outlet to the lake is located about 650 feet from the western end of the barrier beach. The opening is about 30 feet wide, 3 feet deep on the bay side and about 1/2 foot deep on the lake side. The extremely shallow depth on the lake side is a result of wave action and transport of beach materials. The presence of a fallen tree across this opening makes access to the Bay from Lake Ontario very difficult.

The western bank of Maxwell Bay is a habitat area for bank swallows. A significant stand of American chestnut is also located in this area. The Bay itself and wetlands to the east of the Bay provide valuable habitat for waterfowl and shorebirds; puddle ducks, herons and bitterns use the area. Substantial natural reproduction of trout takes place in Salmon Creek and there are fall and spring runs of salmonids there as well. There is a wetland on Salmon Creek approximately one mile south of the southern tip of the Bay.

Department of Environmental Conservation has classified Maxwell Bay and a small portion of Salmon Creek as a Class "C" water body; the remaining segment of Salmon Creek has been classified as a "D" stream. This means that Maxwell Bay is suitable for fishing and all other uses except as a water supply for drinking or food processing and as a swimming area. Salmon Creek is suitable for secondary contact recreation but due to flow problems will not support fish propagation.

E. PRESENT USES: The Maxwell Bay/Salmon Creek area has been left in a primarily natural state. The lands immediately west of the Bay are used as a Girl Scout camp; an apple orchard occupies the eastern shore of the Bay. The remaining land within the GAPC is primarily forest and shrubland. In addition, there are several residences along the Creek. The entire GAPC, with the exception obviously of the waters of Maxwell Bay, is within a designated agricultural district.

F. ZONING: The Maxwell Bay/Salmon Creek area is presently in an agricultural zone. This zone is primarily a low density residential one, requiring a minimum two-acre lot size.

G. EXISTING PLANS FOR AREA USE: The Town of Sodus Comprehensive Development Plan suggests either agriculture or low density residential development as the appropriate land uses for the Maxwell Bay/Salmon Creek GAPC.

H. ADJOINING AREAS: The Maxwell Bay/Salmon Creek GAPC is surrounded, for the most part, by forest and shrublands. There are several large orchards to the east of the Bay and Creek and to the west of the Creek. In fact, a portion of the camp is included within the GAPC because of a stand of American chestnut trees found there. There are several residences to the east of Salmon Creek.

II. RATIONALE FOR GAPC DESIGNATION

A. COASTAL ISSUES: Four of the eleven New York State-identified coastal issues are applicable to this GAPC and are most in need of immediate management attention. The designation and appropriate management of Maxwell Bay/Salmon Creek as a site-specific GAPC will help to resolve some of the problems associated with the following four New York State-identified coastal issues:

1. WATER QUALITY - Maxwell Bay is presently classified as "C" and Salmon Creek below the Bay is classified as "D", even though it is recognized by DEC as a valuable salmonid fishery. It would seem that a reclassification of Salmon Creek to a "C" level would be appropriate so that the existing fish population be protected and preserved.

2. FISH AND WILDLIFE - Department of Environmental Conservation has classified the Maxwell Bay/Salmon Creek GAPC as a significant coastal-related fish and wildlife habitat. Effective management of the GAPC would ensure the preservation of this valuable habitat area.

3. PUBLIC ACCESS - Because the land adjacent to Maxwell Bay and Salmon Creek is privately owned, and because boat access to the Bay from Lake Ontario is almost completely blocked, people interested in fishing at this site have a very difficult time gaining access.

4. RECREATION - The Maxwell Bay/Salmon Creek GAPC is a potentially valuable recreation area because it supports a substantial fish population.

B. CRITERIA SATISFIED AND WHY:

1. It is an area of high natural productivity or essential habitat so designated as of statewide significance by the Department of Environmental Conservation in their inventory of significant fish and wildlife resources. The Maxwell Bay/Salmon Creek area has significant shorebird and waterfowl value. Puddle ducks, bitterns, and herons use the Bay and adjacent wetlands. Bank swallows are found in the bluffs adjacent to the Bay and substantial natural reproduction of brown trout occurs in the Creek. The Creek also has fall and spring runs of salmonids.

2. It is an area with freshwater wetlands regulated under the State's Freshwater and Tidal Wetlands Programs. Much of Maxwell Bay is a freshwater wetland; in addition, there is a large wetland on the western shore of the Creek.

3. It is an area of potential statewide recreational value not yet in public ownership or use. This area can provide significant recreational fishing opportunities for New York State residents.

III. MANAGEMENT PROGRAM

A. MANAGEMENT OBJECTIVES:

1. To ensure that the area be preserved in its natural state as much as possible.
2. To preserve the water quality of Salmon Creek so that it can continue to support trout and other salmonid species.
3. To provide access to the public so that they may take advantage of the excellent fishing opportunities in the Bay and along the Creek.

B. PRIORITY USES:

1. High: recreational fishing and related public access facilities, very low density residential development, other uses that would preserve the area in its natural state.
2. Low: those uses discharging untreated wastes, commercial, industrial, or higher density residential uses.

C. EXISTING MANAGEMENT AUTHORITIES:

1. Local Zoning - The Town of Sodus zoning ordinance is sufficient to meet management objectives; it requires a minimum two-acre lot size throughout the GAPC. In addition, the entire GAPC is included within an agricultural district. Landowners whose lands are within an agricultural district are offered incentives to ensure that they keep their land for agricultural uses. These incentives may indeed ensure that land adjacent to Maxwell Bay/Salmon Creek is not heavily developed.
2. State Pollutant Discharge Elimination System (SPDES) - Discharges into the Bay or Creek would be covered by the SPDES permit program. For a permit to be issued by DEC, it would have to be determined that the discharges would not contravene existing standards for the Bay and Creek.
3. The Public Access to Fishing Program - Administered by DEC's Division of Fish and Wildlife, this program could be used to purchase public access rights to the Creek and Bay for recreational fishing. This would provide rights-of-way through private property for recreational fishermen who are now effectively blocked from fishing on Maxwell Bay.
4. The Freshwater Wetlands Act - This State law now requires an interim permit issued by DEC that would regulate activities altering any of the freshwater wetlands within the Maxwell Bay/Salmon Creek GAPC. A permanent regulatory program

will take effect as soon as county freshwater wetlands maps are completed, certified, and filed with local governments. The permanent program will involve specific land use restrictions and permits for specified activities.

D. ADDITIONAL MANAGEMENT AUTHORITIES NECESSARY:

1. The Protection of Waters Law (Title 5, Article 15 of Environmental Conservation Law) - As the Law is presently written, a permit is required for any modification to the bed or bank of a stream with a "C(T)" classification or higher. Salmon Creek, presently classified as a "D" stream would not be afforded the protection that this state law would otherwise provide. DEC has recognized Salmon Creek as a significant fish and wildlife habitat area and it should therefore be protected under this law. The Coastal Management Program proposes two alternative solutions: either amend the law to include streams with a "C" classification or higher or change the classification of Salmon Creek to "C(T)". The former solution seems to be preferable since it recognizes the importance of streams inhabited by fish species other than trout. In any case, Salmon Creek should be upgraded from "D" status.

2. Coastal Management Program - Should New York's Coastal Management Program be approved by the federal government, money will become available to acquire access rights to public lands. This access is vital for the Salmon Creek and Maxwell Bay as recreational fishing resources.

E. IMPLEMENTING AGENCIES:

1. Town of Sodus.
2. Department of Environmental Conservation.
3. Coastal Management Program.

I. GENERAL DESCRIPTION OF GEOGRAPHIC AREA OF PARTICULAR CONCERN (GAPC)

A. NAME: Braddock Bay

B. LOCATION AND BOUNDARIES (IF AVAILABLE): Braddock Bay is located on Lake Ontario in the Town of Greece, Monroe County. The Bay is about seven miles west of Rochester Harbor. The GAPC includes the Bay itself, Salmon Creek (to Manitou Road), Buttonwood Creek (to Greece Road) and associated wetlands. The eastern border is Lake Ontario, the northern is Manitou Beach Road and Rose's Marsh, the western is Manitou Road, and the southern boundary is formed by East Manitou Road, Hinchey Road and Frisbee Hill Road.

C. OWNERSHIP: North of the Lake Ontario State Parkway, most of the land in the Braddock Bay GAPC is owned by New York State. That portion of the GAPC south of the Parkway is primarily privately owned. There are some state-owned conservation lands.

D. PHYSICAL/NATURAL FEATURES: Braddock Bay has a wide opening to Lake Ontario that is constantly affected by winds and currents. These winds and currents shift sand bars and fill in the channel leading into the Bay, thus restricting access from the lake to the Bay to vessels with shallow drafts. The Bay itself is generally shallow (4-5 feet deep); thus the maintenance of a channel is vital to area boaters.

According to DEC, Braddock Bay's associated wetlands represent 35% of the remaining wetlands between the Niagara River and Rochester. These wetlands, above all, provide valuable habitat to a number of species. The two creeks that empty into the Bay, Salmon and Buttonwood Creeks, also form natural wildlife habitats.

E. PRESENT USES: The Braddock Bay GAPC is predominantly made up of open water and freshwater wetlands. Fishing, boating, and birdwatching are the primary activities that take place. The GAPC, north of the Lake Ontario State Parkway, is primarily state parkland. The park has limited parking and facilities; the land therefore is left in its natural state. Five marinas are in various locations around the Bay and the Salmon Creek. A total of 500 boats are moored in the marinas and they handle approximately 1,600 day launches annually.

Single family homes are scattered throughout the GAPC. There is one large subdivision north of the State marina and several homes along the banks of the Salmon Creek. There are also several vegetable farms adjacent to Salmon Creek.

F. ZONING: Most of the land not in the Braddock Bay State Park is zoned for single family housing. Several small pockets of land are zoned for commercial use.

G. EXISTING PLANS FOR AREA USE: A great many plans for the development of Braddock Bay have been proposed. Most of them have dealt with converting the Bay into a viable harbor of refuge. This would involve extensive dredging and expanded marina facilities. Alternative plans for park development have involved golf courses, additional parking areas, and bathing beaches. At the present time, according to the most recent New York State Statewide Comprehensive Recreation Plan, Braddock Bay has high priority as a Lake Ontario harbor of refuge.

H. ADJOINING AREAS: The Braddock Bay GAPC is part of a series of wetlands and embayments. To the southeast of the Bay are Cranberry, Long, and Buck Ponds and their associated wetlands. To the west of the Bay are scattered single family residences and a great deal of agricultural land. Lake Ontario is, of course, to the north of Braddock Bay and boats cruising the Lake provide much of Braddock Bay's boat traffic.

II. RATIONALE FOR GAPC DESIGNATION

A. COASTAL ISSUES: Six of the eleven New York State-identified coastal issues are applicable to this GAPC and are most in need of immediate management attention. The designation and appropriate management of Braddock Bay as a site-specific GAPC of statewide significance will help to resolve some of the problems associated with the following six New York State-identified coastal issues:

1. COASTAL AESTHETICS - Braddock Bay and its associated wetlands are extremely valuable aesthetic resources. There is increasing pressure to develop the Bay as a harbor or refuge. This development may have an adverse impact on the aesthetic quality of the GAPC.

2. RECREATION - Braddock Bay provides recreation opportunities for boating, fishing, birdwatching, and hiking. The portion of the GAPC within the boundary of Braddock Bay State Park is, for the most part, undeveloped. Minimal additions to state park facilities could substantially expand the range of recreational activity.

3. PUBLIC ACCESS - There is limited access to Lake Ontario along the Monroe County shoreline. Expanding state park facilities and improving conditions for boaters would increase public access to a vital recreation resource. Salmon Creek offers excellent fishing; however, due to private ownership of adjacent land, access to the creek is often prohibited.

4. EROSION AND FLOODING - Wave and wind action force the deposit of sand and other materials into Braddock Bay. These materials keep the Bay shallow and often fill in the channel leading from the Lake to the Bay. Dredge spoils from channel dredging were used to make a beach along the breakwall protecting the state marina. The beach has since disappeared and most of the material has been deposited in the Lake just off shore.

5. FISH AND WILDLIFE - Braddock Bay, Salmon Creek, Buttonwood Creek, and associated wetlands provide vital habitat for many species of fish, birds, and mammals. Recreational development has the potential for destroying these vital habitat areas.

6. WATER QUALITY - Because of its importance as a recreational resource and as a fish and wildlife habitat area, the water quality must be either maintained in areas with good water quality, or upgraded where water quality is poor (Rose's Marsh, for example).

B. CRITERIA SATISFIED AND WHY:

1. It is an area of high natural productivity or essential habitat so designated as of statewide significance by the Department of Environmental Conservation in their inventory of significant fish and wildlife resources.

DEC feels that Braddock Bay has large enough largemouth bass and northern pike populations to support a fishery. In addition, there is a large concentration of white perch along this section of the lake shore. The wetland adjacent to the Bay supports a wide variety of bird species and such furbearers as mink, raccoon, and muskrat. Salmon Creek, according to DEC, can become a major salmon fishery in the future.

2. It is an area or facility of substantial statewide recreational value which is already in public ownership. Part of the Braddock Bay GAPC is within the boundary of Braddock Bay State Park. Braddock Bay itself, under the jurisdiction of OPR, provides recreational boating opportunities and offers a harbor of refuge to Lake Ontario boaters.

3. It is an area of potential statewide recreational value not yet in public ownership or use. Lands to the south of the Lake Ontario State Parkway and northwest of Braddock Bay are potential additions to the Braddock Bay State Park. They are particularly sensitive areas that might better be controlled through public ownership.

4. It is an area where the access to and utilization of coastal waters are of statewide significance for recreational reasons. At the present time, Braddock Bay is an important recreational boating harbor for the Rochester metropolitan area. It has potential as a harbor of refuge for recreational boaters cruising Lake Ontario.

5. It is an area where the State's investment in public facilities is threatened by hazards. The state marina needs substantial rehabilitation each spring due to the damage done by thawing and heaving of ice. In addition, the channel from Lake Ontario to Braddock Bay needs dredging because of materials deposited by wave action and littoral drift. A beach developed in September of 1977 from channel dredge spoils has in fact been severely eroded.

III. MANAGEMENT PROGRAM

A. MANAGEMENT OBJECTIVES:

1. To upgrade the water quality of Braddock Bay, Salmon Creek, Buttonwood Creek, and adjacent wetlands.
2. To preserve and protect the wetlands associated with Braddock Bay.
3. To provide recreational boaters with a safe, maintained harbor in Braddock Bay (Braddock Bay has potential as a harbor of refuge).

B. PRIORITY USES:

1. High: recreational boating, passive recreational uses such as hiking, picnicking, birdwatching, recreational fishing and related public access facilities, natural open space.
2. Low: development of any kind would receive low priority because of the high value and fragile nature of existing wildlife habitat. This would include expanded marina facilities as well.

C. EXISTING MANAGEMENT AUTHORITIES:

1. Local Zoning - Local zoning is an appropriate management technique for those privately owned lands within the Braddock Bay GAPC. The privately owned lands in the Town of Greece are now zoned for single family residential. The Town of Greece should probably rezone lands adjacent to Braddock Bay, Salmon Creek, and Buttonwood Creek as open space or recreational open space.

2. OPR Ownership - Much of the Braddock Bay is presently part of the Braddock Bay State Park and therefore under the jurisdiction of the Office of Parks and Recreation. This public ownership, of course, helps to insure the protection of valuable natural resources.

3. OPR Capital Construction Powers - OPR's capital construction powers could be used to build the protective works that seem necessary if Braddock Bay is to remain a safe boating harbor.

4. New York Freshwater Wetlands Law - There are valuable wetlands adjacent to Buttonwood Creek and northwest of the Bay (Rose's Marsh) that are protected by the State Freshwater Wetland Law; however, purchase by OPR and incorporation into the existing state park would offer a more effective measure of protection.

5. State Pollutant Discharge Elimination System (SPDES) - Maintaining high levels of water quality is essential if the Braddock Bay is to be preserved as an important fish and wildlife habitat area and recreation area. The State Pollution Discharge Elimination System requires a permit for large discharges; this permit system and increased sewerage of residential developments adjacent to Braddock Bay should help to improve water quality.

6. Public Access to Fishing Areas Program - Public access along the Lake Ontario shoreline is difficult because of the high degree of private ownership. Access to Braddock Bay and Salmon Creek for fishing is difficult for the same reason. DEC's Public Access to Fishing Areas Program, administered by the Fish and Wildlife Division, allows DEC to purchase access rights to prime areas.

D. ADDITIONAL MANAGEMENT AUTHORITIES NECESSARY:

1. Coastal Management Program - Should New York's Coastal Management Program be approved by the federal government, money will become available to provide access to public lands of high recreational value. Braddock Bay and Salmon Creek can be valuable recreational fisheries if public access can be improved.

E. IMPLEMENTING AGENCIES:

1. Town of Greece.
2. Department of Environmental Conservation.
3. Office of Parks and Recreation.
4. Coastal Management Program.

I. GENERAL DESCRIPTION OF GEOGRAPHIC AREA OF PARTICULAR CONCERN (GAPC)

A. NAME: Henderson High Banks and Lake Ontario Islands off Stony Point. Islands are Galloo, Little Galloo, Stony, Calf, Gull, and Bass.

B. LOCATION AND BOUNDARIES (IF AVAILABLE): The Henderson High Banks are located in the Town of Henderson, Jefferson County, New York. The six islands are located in open waters of Lake Ontario in the Town of Hounsfield, Jefferson County. Inland boundaries of the Henderson High Banks are those proposed by NYS DEC for designation of the site as a Unique Area, under the 1972 Environmental Quality Bond Issue Program. Pending further inventory of avifaunal habitat on the six islands, all should be considered within this GAPC. Adjacent littoral waters are included.

C. OWNERSHIP: The GAPC is characterized primarily by private ownership. The Coast Guard owns almost forty acres on Galloo Island and Phillips Petroleum Corporation owns two of the islands and several parcels on a third island.

D. PHYSICAL/NATURAL FEATURES: All land sites included in this GAPC are reportedly underlain by Cobourg limestone bedrock. Soils information indicates a predominance of Benson and Hollis rock outcrop on all sites, with lesser amounts of Kingsbury and Covington silty clays, and alluvial lands. These soils are, in general, shallow and poorly permeable; development potential is poor to fair, based on soil limitations. Lake beaches are prevalent (generally cobble beaches) on Gull, Bass, and Calf Islands. Calf is bordered by a perimeter gravel berm enclosing interior wetlands. The other islands generally exhibit limestone cliff perimeters that drop abruptly into the waters of the lake.

The Henderson High Banks are limestone cliffs rising abruptly out of Lake Ontario to a height of 75 feet. One of the most unusual areas along the Lake Ontario shoreline, the High Banks are of outstanding value for geological, ecological and scenic purposes. The limestone cliffs extend perpendicularly from the surface of Lake Ontario and are heavily sculptured by lake wave action. In addition to being a shoreline of stark beauty, it is one of the region's few remaining natural areas capable of attracting a number of rare shore birds such as the Peregrine falcon and the Bald eagle. Recent nearby residential shoreline development indicates that this site is highly vulnerable to development.

In addition, protection of this parcel will insure the integrity of the associated shoreline littoral edge important to sustaining the fine smallmouth bass resource of the area. This section of the lake is famous for its smallmouth bass sport fishery.

The area inland from the crest of the Banks is undeveloped (with improvements limited to a summer home, a small cottage, and some farm outbuildings). Vegetative cover is an attractive mixture of hardwoods, cedars, and open meadows.

The six islands provide nesting and feeding areas for a wide range and number of bird species.

Galloo Island - has been reported to have Double-crested cormorants (blue-listed) nesting. The adjacent open water area, especially west of the island, experiences heavy concentrations of resting and feeding waterfowl in migration.

Little Galloo Island - is a 45 acre island used for nesting by a substantial proportion of the area's gulls.

Except for a few trees bordering the shore, the island is practically free of larger vegetation. It is essentially a level, grassy plain a few feet higher than the lake.

Stony Island - supports a small deer herd, and Black-crowned night herons and Double-crested cormorants use the island.

Calf Island - is 25 acres in size and composed of 75% interior open water and wetland and 25% second growth hardwoods and shrubs. The gravel berm shoreline is quite barren with the shoal edge being shallow and rocky.

Gull and Bass Islands - comprise about six acres of open grassy meadow and brush nesting sites and also support large bird populations.

E. PRESENT USES: On-site inspections by Commission staff in 1977 indicated that Gull, Bass, Little Galloo, and Calf Islands are not currently occupied by any seasonal residences. Gull Island has a concrete dock, but no other evidence of human habitation. Bass has a stone residence that appears not to have been occupied for several years. There is no evidence of any structural development on Calf or Little Galloo Islands. Stony and Galloo Islands have residential structures on them. Both islands are occupied by summer residents. The Henderson High Banks have several residential structures present that are seasonally and, in at least one instance, perhaps permanently occupied.

None of the six islands or the High Banks are currently developed for commercial or industrial purposes. There may be some agricultural practices on the lands inland from the High Banks. US Coast Guard properties are now used only for navigation aides, and are largely vacant.

F. ZONING: There is no zoning ordinance covering the six islands; the Town of Hounsfield has a junk car ordinance, a building code, and flood plain regulations in force.

The Town of Henderson zoning ordinance (as interpreted by the Town Clerk) zones the High Banks as Residential (approximately three units per acre) for 300 feet back from the crest of the Banks, and Agricultural inland from that shoreline strip. Within the shoreline residential strip, mobile homes are permitted "by consent" of adjacent owners; a minimum building set-back of 40 feet is required and minimum lot width is 100 feet.

G. EXISTING PLANS FOR AREA USE: The NYS Development Plan and Jefferson County Land Use Plan indicate all the land areas included in this GAPC proposal as being natural open space. The Black River-St. Lawrence Regional Land Use Plan (1977) classifies the area as "low level" and "moderate management-forest resources"; recreation and wildlife usage are proposed, with allowable seasonal dwellings at an intensity of 2.5 to 33.3 acres per unit (on the High Banks and Islands, respectively).

H. ADJOINING AREAS: Adjoining areas are open waters of Lake Ontario, utilized by pleasure craft for fishing, sailing, and boating access between the mainland and the islands. The waters off the islands provide productive fisheries habitat and serve as loafing and feeding habitat for waterfowl in migration.

Mainland shoreline (opposite the islands) is principally in forest and old

field successional stages, excepting those sites occupied by residential structures (principally seasonal, but including some permanent), and some commercial enterprises (principally marinas). There are no industrial or agricultural land practices/uses on the mainland shoreline immediately opposite the islands.

II. RATIONALE FOR GAPC DESIGNATION

A. COASTAL ISSUES: Three of the eleven New York State-identified coastal issues are applicable to this GAPC and are most in need of immediate management attention. The designation of the Lake Ontario islands off Stony Point as a GAPC will help to resolve some of the problems associated with the following three coastal issues:

1. FISH AND WILDLIFE - The islands and high banks provide important habitat areas for a wide range of bird species. Littoral zones around the islands and offshore from the high banks provide protective spawning and feeding grounds for fisheries resources.

2. COASTAL AESTHETICS- The wild nature of the undeveloped shorelines provides natural areas of wilderness beauty.

3. RECREATION - The islands area provide exciting scenic cruising and, as a result, the littoral waters are a popular boating area. The fine smallmouth bass resource of the area provides recreational fishing opportunities as well.

B. CRITERIA SATISFIED AND WHY:

1. It is an area of high natural productivity or essential habitat so designated as of statewide significance. The littoral zones around the islands and nearby mainland littoral zones provide productive spawning and feeding grounds for fisheries resources. Of special note on upland portions of the islands are colonial breeding by Ring-billed gulls, Herring gulls, Black-crowned night herons, and Double-crested cormorants.

2. It is an area with unique or scarce natural habitats or physical features characterized by a statewide or nationwide geographic frame of reference. Islands in Lake Ontario are relatively scarce in themselves, and illustrate features of the area's geologic history. The cliffs of Stony Island and Stony Point are limestone, exhibiting in profile the formation of the area's substratum.

3. It is an area or site that has widespread recognition as being scenic. The islands are visually attractive from both land and open water vantage points. Calf Island is an oddly unique scenic site, with its outer perimeter of built-up gravel berm tiers enclosing an entrapped pond in the interior.

The High Banks are one of the most impressive features of the entire Lake Ontario shoreline, and the cliffs of Stony and Little Galloo Islands are attractive, as well. Little Galloo Island, with its large Ring-billed gull colony, is a source of very visible presence of gulls along the region's shoreline.

4. It is an area of significant habitat threatened by hazards. Portions of Gull and Bass appear to be erosion hazard areas, and subject to storm surge, wave run-up and flooding. Little Galloo is probably not subject to these impacts. Short stretches of shoreline along Galloo and Stony are shown as flood hazard zones on U.S. Housing & Urban Development maps. Calf Island's protective gravel perimeter appears prone to rapid rearrangement under storm conditions on the lake, and its interior is variously flooded due either to high ground water table or to breaching of the barrier gravel tiers by wave action on the lake.

III. MANAGEMENT PROGRAM

A. MANAGEMENT OBJECTIVES:

1. To protect (and where necessary enhance) the islands' colonial bird breeding habitat for four bird species (Black-crowning night heron, Double-crested cormorants, Ring-billed gull, and Herring gull).
2. To protect the area's scenic quality.

B. PRIORITY USES:

1. High:
 - a. Little Galloo Island - habitat management
 - b. Calf Island - wild, natural open space
 - c. Stony and Galloo Islands - those uses that would not seriously degrade suitable bird habitat
 - d. Gull and Bass Islands - natural habitat, very low density development
 - e. Henderson High Banks - uses that would not degrade scenic quality nor habitat suitability
2. Low: any use that would impair or destroy the natural habitats or scenic quality.

C. EXISTING MANAGEMENT AUTHORITIES:

1. Local Zoning - The islands are privately owned, except for the excluded USCG properties on Galloo. They are all located in the Town of Hounsfield, which has not adopted appropriate land use regulatory controls, but has authority to do so. The High Banks are also in private ownership. Town of Henderson zoning places the High Banks area in residential and agricultural districts, under standards that are not designed to achieve habitat management objectives. The Town does have authority to adopt controls (chiefly zoning and subdivision regulations) that could protect the Banks from incompatible or excessively intense use.

The Town of Hounsfield should enact and the Town of Henderson should revise zoning regulations in the area, limiting further development to very low density seasonal dwellings or to open space uses that will not adversely affect bird habitats. Technical assistance can be supplied by St. Lawrence-Eastern Ontario Commission and the Coastal Management Program.

2. Freshwater Wetlands Program - Wetlands of a size to qualify for regulation under the State's Freshwater Wetlands Act appear to be limited to two wetlands on Galloo Island, and the entire interior of Calf Island.

3. Fish and Wildlife Management Act (ECL Title 5, Article 11) - Under this State law, the DEC could enter into cooperative agreements with the area's private landowners, and provide technical services to develop appropriate measures for maintenance and protection of the critical bird species and their required habitat conditions; protective law enforcement patrols could also be provided. FWMA agreements are typically, if not invariably, developed for the purpose of improving opportunities for sports fishing and hunting, and related public access. However, such agreements seem also to be applicable (if the particular landowners were willing) to the provision of protective management program for non-consumptive purposes.

4. State Acquisition - Portions of the area have been identified by DEC as being appropriate for public acquisition, under the Environmental Quality Bond Act of 1972. Funds from that source, when they are available, could be used to add the area to the State Nature and Historical Preserve.

D. ADDITIONAL MANAGEMENT AUTHORITIES NECESSARY:

Coastal Management Program - New authority would be necessary to provide for the State's use of its own capital construction powers and permit-issuing powers to discourage development in certain coastal resource areas. This would include scenic areas. Once these areas were identified, state agencies would be required to exercise these powers consistent with Coastal Management Program policies for these areas.

In addition, should the federal government approve New York's Coastal Management Program, funds might become available to provide for the preservation of islands.

E. IMPLEMENTING AGENCIES:

1. Town of Hounsfield.
2. Town of Henderson.
3. St. Lawrence-Eastern Ontario Commission.
4. Department of Environmental Conservation.
5. Coastal Management Program.

I. GENERAL DESCRIPTION OF GEOGRAPHIC AREA OF PARTICULAR CONCERN (GAPC)

A. NAME: Port of Albany

B. LOCATION AND BOUNDARIES (IF AVAILABLE): The Port of Albany is located on the banks of the Hudson River 124 miles north of New York City and 10 miles south of the eastern terminus of the New York State Barge Canal System. The Port occupies approximately 311 acres of land of which 201 acres is on the west side of the river within the City of Albany, and 110 acres is on the east side within the City of Rensselaer.

C. OWNERSHIP: The Port is owned and operated by the Albany Port District Commission. This Commission was formed in 1925 by the New York State Legislature. Members of the Commission are appointed by the Governor upon the nomination of the mayors of the two cities.

D. PHYSICAL/NATURAL FEATURES: Almost all of the acreage on the Albany side of the Port is developed. The Port facilities include:

- Five transit sheds totaling 288,000 sq. ft.
- Warehouse - 108,000 sq. ft.
- 13,500,000 bushel capacity grain elevator.
- 25 miles of switching, storage and car inspection rail facilities.
- 43,200 sq. ft. of covered lumber storage.
- 250,000 barrel capacity asphalt terminal.
- 17,000,000 gallon capacity molasses storage.
- 200,000 sq. ft. rubber products warehouse.
- 10 1/2 acres scrap iron yard.
- 10 shipping berths.

The 110 acres of land on the Rensselaer side of the Port are available for facility development.

The port is at the northern terminus of deep water Hudson River Channel. The River Channel is approximately 32 feet deep and 400 wide at this point. A turning basin is located on the east side of the River and is 700' wide x 1,200' long.

Many of the roadbeds and the trackage of the Port's railroad system are in need of repair. Approximately 1,300 feet of dock space on the Rensselaer side of the Port have been damaged and must either be replaced or repaired.

The Port itself is surrounded on all sides by land, and this unique feature enables it to have land transportation systems in all directions. In addition, the Port of Albany is utilized on a year-round basis, unlike most upstate ports.

E. PRESENT USES: As the largest upstate port facility, the Port of Albany operates a full 12 months of the year and has a wide variety of commerce. A total of 27 leasers, users, or companies have recently been operating in or through the Port. In 1974, nearly 460,000 tons of goods were received at the Port and 380,000 tons shipped. The principal commodities handled at the Port include: grain, bananas, molasses, foreign autos, lumber and scrap iron. These goods are distributed throughout upstate New York, western New England, Pennsylvania and the Midwest.

F. ZONING: The Port is zoned Manufacturing Industrial (MI) by the City of Albany and Heavy Industrial (HI) by the City of Rensselaer.

G. EXISTING PLANS FOR AREA USE: In 1968 the Port Commission completed a master plan for physical development and rehabilitation. The Commission has generally tried to follow this master plan and has completed a \$4 million renovation of Shed 1 and Pier 1. The Port Commission has also recently agreed to float a \$4.5 million bond issue for improvements to its grain elevator. Capital expenditures of \$20 million are envisioned for the near future. Proposed projects include rehabilitation of the Port railroads and the Rensselaer docks, and the construction of a container terminal and new dry bulk handling facilities. A petroleum topping facility is presently under construction. The Upstate Port Study, recently completed by the NYS Department of Transportation, concluded that the Port of Albany has a potential to handle almost 1,400,000 tons of cargo annually. The study showed that this waterfront facility also possesses high potential for handling dry bulk materials (essentially foreign imports or exports) and containers.

H. ADJOINING AREAS: Urban industrial, commercial, and residential areas in the Cities of Albany and Rensselaer lie north of the Port. Riverfront lands to the south of the Port are occupied by petroleum storage facilities, agricultural lands, the Niagara Mohawk's Glenmont Power Station, and scattered low density residential areas.

II. RATIONALE FOR GAPC DESIGNATION

A. COASTAL ISSUES: One of the eleven New York State-identified coastal issues is particularly applicable to this GAPC and is most in need of immediate management attention. The designation and appropriate management of the Port of Albany as a site-specific GAPC will help to resolve some of the problems associated with the following New York State-identified coastal issue:

ECONOMIC ACTIVITY - The Port of Albany is a vital link in the economy of New York State. Its location at the crossroads of shipping, rail, and highway facilities gives it great potential as a major distribution center for the Northeast.

B. CRITERIA SATISFIED AND WHY:

1. It is an area where the access to or utilization of coastal waters are of statewide significance for economic, transportation, and research reasons. The annual transportation cost savings generated by the Port to its service region has been estimated by the Upstate Port Study to be nearly \$2,700,000. The Port is a regional center for the distribution and transshipment of goods by railroads, highway and water. It is the largest upstate port facility in terms of the tonnage of cargo handled and generates millions of dollars in revenues. The Port has potential for the handling of dry bulk materials and containers, thus vastly increasing the economic benefits the Port may provide for New York State.

2. It is an area determined to be of statewide significance for certain types of industrial or commercial development because of its unique geographic or topographic features. The navigation channel (handles deep-draft vessels and is kept open year-round) for ocean-going vessels, combined with a promising market potential and room for physical expansion and development, indicates that the Port of Albany will continue to be a major economic force for the region and the State.

III. MANAGEMENT PROGRAM

A. MANAGEMENT OBJECTIVES:

1. To assure the Port of Albany's continued existence as a viable, successful port operation. This will involve extensive repair of deteriorating road beds, trackage of the Port's railroad system, and dock area on the Rensselaer side of the Port. In addition, it involves the expansion of facilities so that the Port of Albany may take advantage of technological advances such as containerization.
2. To ensure that environmental impacts resulting from port expansion be mitigated.

B. PRIORITY USES:

1. High: any port-related facilities, including facilities essential for the handling of containerized and dry bulk goods (other than grain).
2. Low: non-water oriented industries which are not necessary in the transfer of goods from land and water-based modes of transportation.

C. EXISTING MANAGEMENT AUTHORITIES:

1. Albany Port District Commission - Chapter 192 of the New York State Laws of 1925 (as amended) created the Albany Port District and the Albany Port District Commission. The Commission has full management authority of the Port; this includes authority covering survey, development, control, and operations of all facilities. The Port District Commission also establishes user charges for port facilities. The Cities of Rensselaer and Albany, in addition to having the power to zone, are financially responsible for any budget deficit incurred by the Port Commission.
2. New York State Legislature - The Legislature has recently appropriated several million dollars for rehabilitation and expansion of Albany Port facilities. This money will greatly aid the revitalization effort that the port needs if it is to expand current activities.
3. The State Environmental Quality Review Act (SEQRA) - This Law requires that State and local projects be scrutinized for environmental impacts. Should expansion of the Port of Albany occur, the environmental impacts of such things as stockpile siting, storm runoff pollution, spillage, and particle blowing will have to be identified. Should it be determined that the impacts will be significant, a more extensive Environmental Impact Statement will need to be prepared.

D. ADDITIONAL MANAGEMENT AUTHORITIES NECESSARY:

Coastal Management Program - New legislation is being developed that would create the authority to assign locational priority for water-dependent uses in areas, such as ports, suitable and appropriate for such uses.

In addition, new authority is necessary to provide encouragement for economic activity in areas important for that purpose. This authority might allow expeditious processing of government permits for new uses in the Albany Port.

E. IMPLEMENTING AGENCIES:

1. The Albany Port District Commission.
2. City of Albany.
3. City of Rensselaer.
4. Department of Environmental Conservation.
5. Coastal Management Program.

I. GENERAL DESCRIPTION OF GEOGRAPHIC AREA OF PARTICULAR CONCERN (GAPC)

A. NAME: Shad Island/Schermerhorn Island Area

B. LOCATION AND BOUNDARIES (IF AVAILABLE): The Shad Island/Schermerhorn Island area is located primarily in the Albany County Towns of Bethlehem and Coeymans. The island portion of the area is located on the west bank of the Hudson River directly across the river from the Village of Castleton-on-Hudson. It is directly east of the New York State Thruway and directly north of the Berkshire Spur of the New York Thruway. The area includes the cliffs west of the islands to the 100 foot contour, portions of the Vloman Kill, Binnen Kill, adjacent littoral zones and the 100 year flood plain.

C. OWNERSHIP: Aside from the Town of Bethlehem Sewage Treatment Plant, the Shad Island/Schermerhorn Island GAPC is characterized by large, privately owned tracts of land.

D. PHYSICAL/NATURAL FEATURES: Numerous wetlands exist on Schermerhorn Island. They provide habitat for waterfowl and the wetland cover produces a diversity of vegetation. Almost the entire area is within the 100 year flood plain. Areas of littoral zone exist directly east of the islands in the Hudson River and at the mouth of the Binnen Kill. These littoral zones serve as nursery areas for herring, shad, striped bass, and white perch. They also serve as spawning and feeding areas for most of the resident freshwater species in the River.

The cliffs west of the islands have been designated by the Hudson River Valley Commission as an area of biological significance because of rare plants, rare animals, and areas with rare ecological niches. The Binnen Kill, 4.6 miles long, runs the length of the area and portions of the Vloman Kill form the northern border. With the exception of some high ground on the northern portion of Shad Island and the cliffs, the entire area is within the 100 year flood plain.

In addition, most of Shad and Schermerhorn Islands are composed of prime agricultural soils.

E. PRESENT USES: The entire area is either undeveloped or used for agriculture. There is a sewage treatment plant in the northern section located on the Vloman Kill. In addition, the islands are used for the dumping of dredge spoils by the Corps of Engineers.

F. ZONING: The portion of the GAPC in the Town of Bethlehem is not zoned. That portion in the Town of Coeymans is zoned for residential.

G. EXISTING PLANS FOR AREA USE: The Bethlehem Master Plan proposes a rural residential land use primarily and a recreation/open space use for the northernmost sections of the area. The Coeymans Master Plan primarily proposes the area for land conservation and secondarily, for low density residential. In addition, the New York State Office of Parks and Recreation would ultimately like to develop the island area as a state park.

H. ADJOINING AREAS: Several small subdivisions are located near the western border of this GAPC. To the northeast and the southeast, across the Hudson River, are two additional areas recommended for GAPC status by the NYS DEC.

II. RATIONALE FOR GAPC DESIGNATION

A. COASTAL ISSUES: Six of the eleven New York State-identified coastal issues are applicable to this GAPC and are most in need of immediate management attention. The designation and appropriate management of Shad Island/Schermerhorn Island as a site-specific GAPC of statewide significance will help to resolve some of the problems associated with the following New York State-identified coastal issues:

1. FISH AND WILDLIFE - DEC has designated portions of this GAPC as significant fish and wildlife habitat. Small wetlands supply habitat for waterfowl and shorebirds. Littoral zones serve as nursery, spawning and feeding areas for various fish species.

2. PUBLIC ACCESS - The Office of Parks and Recreation has expressed an interest in purchasing Shad and Schermerhorn Islands. Public access to the Hudson River is limited at best. Should these islands come under public ownership, additional access could be provided.

3. RECREATION - Shad Island and Schermerhorn Island may become a state park in the future. Camping, hiking, nature trails, fishing and boating are some of the recreational activities that could be provided there.

4. COASTAL AESTHETICS - Cliffs west of the islands provide particularly scenic views of the Hudson River and adjacent lands.

5. FLOODING AND EROSION - Almost the entire GAPC is within the 100 year flood plain and has been designated by Department of Environmental Conservation as a coastal flood area.

6. AGRICULTURAL RESOURCES - Much of the GAPC is given over to high viability farming. One of the policies of the Coastal Management Program is to preserve high viability farmland.

B. CRITERIA SATISFIED AND WHY:

1. It is a scenic area that is widely recognized as being scenic. The Hudson River Valley Commission found that the cliffs on the western edge of the area provide exceptional scenic vistas.

2. It is a habitat for rare, threatened, endangered or diminished species. The Hudson River Valley Commission has cited this area for rare plants, animals and ecological niches.

3. It is an area of high natural productivity or essential habitat so designated as of statewide significance by DEC. The littoral zones within the area provide spawning and feeding areas for most of the Hudson River's freshwater species and nursery areas for several varieties of fish. The kills in the area may be important spawning areas for herring. The extensive wetlands found on Schermerhorn Island are an important habitat for waterfowl.

4. It is a wetland regulated under the State's Freshwater and Tidal Wetlands Programs. The wetland on Schermerhorn Island will qualify under the State Wetlands Program.

5. It is an area of potential statewide recreational value not yet in public ownership or use. The area is a potentially vital link in the establishment of a state park along this portion of the Hudson River. The Office of Parks and Recreation has acquired a series of islands to the south in an attempt to create such a park. Shad Island/Schermerhorn Island would be a valuable addition to such a park because of its access to the river for recreational boating, its scenic vistas, and its value as a natural habitat.

6. It is an area where the access to and utilization of coastal waters are of statewide significance for recreational reasons. This area is potentially important for recreational boating activities in a state park system.

III. MANAGEMENT PROGRAM

A. MANAGEMENT OBJECTIVES:

1. To preserve the majority of the area in its present state. This includes preserving agricultural uses as well as the wetland and other natural areas.

2. To include those portions of the GAPC not in agricultural use in a future state park.

B. PRIORITY USES:

1. High: agriculture, natural open space, nature trails, boat launching sites, fishing areas and related access facilities, and, very low density residential development.

2. Low: development other than low density residential.

C. EXISTING MANAGEMENT AUTHORITIES:

1. Local Zoning - The area comes under the jurisdiction of the Coeymans and Bethlehem zoning ordinances. The portion in Bethlehem is primarily unzoned while that in Coeymans is zoned for low density residential. These zoning ordinances should be amended. The entire GAPC should be zoned as low density residential, agricultural conservation land, open space, or for recreational use.

2. The State Freshwater Wetlands Act - This act has established an interim permit program that will regulate development of the wetlands on Schermerhorn Island. A subsequent local government regulatory process will govern uses and activities in these wetlands.

3. The Agricultural Districts Program - This state authority can be used to preserve the existing farmland within the GAPC. As part of an agricultural district, the agricultural land would be protected from extensive non-farm development, regulations hampering agriculture, and prohibitive taxation.

4. The State Fish and Wildlife Management Act - This law establishes a device to provide public access to private lands for the enjoyment of fish and wildlife resources. By designating this GAPC as a fish and wildlife management area, DEC can involve private landowners in the establishment of management techniques.

5. Office of Parks and Recreation Acquisition - The State Office of Parks and Recreation has the power to acquire private lands for public recreation (state park) purposes. Acquisition of those portions of the GAPC not in agriculture for inclusion in a Hudson River state park system would be appropriate action for OPR to take.

D. ADDITIONAL MANAGEMENT AUTHORITIES NECESSARY: NONE.

E. IMPLEMENTING AGENCIES:

1. Town of Bethlehem.
2. Town of Coeymans.
3. Department of Environmental Conservation.
4. Office of Parks and Recreation.
5. Agricultural Resources Commission.

I. GENERAL DESCRIPTION OF GEOGRAPHIC AREA OF PARTICULAR CONCERN (GAPC)

A. NAME: Kingston Quarry Sites

B. LOCATION AND BOUNDARIES (IF AVAILABLE): The Kingston Quarry Sites are those sites owned by the Hudson Cement Corporation and the Jova Brick Company. The Sites are in Ulster County, in the City of Kingston and the Town of Ulster. The Jova Brick Site is to the south and the Hudson Brick Site is to the north. The land is bounded on the east by the Hudson River.

C. OWNERSHIP: The northern section of the Kingston Quarry Sites is owned by the Hudson Cement Corporation. The southern section is owned by the Jova Brick Company.

D. PHYSICAL/NATURAL FEATURES: The Jova Brick Site is located on the Hudson River Terrace and the Hudson Cement Site is on the escarpment. The Hudson River shipping channel is directly adjacent to both Sites.

Both companies operate open pit mines. Clay, shale, and limestone are quarried from Hudson Cement's hard wall mine. Even though Hudson Cement owns approximately 2,000 acres, only 200 to 300 acres are mined. The remaining portions of the Site are taken up by open woodlands and some wetlands. Jova Brick extracts clay from a soft wall mine. In addition to the open pit mines, there are a number of other features associated with the mining operations: conveyor operations; rotary kilns; crushing operations; storage silos, and stockpiled materials.

Both sites are in an Air Quality Maintenance Area. Fugitive dust from quarry operations and stockpiled materials and particulates from stack emissions all add to the area's air quality problems.

E. PRESENT USES: The brick-making plant is located right next to the quarrying operation. Large stockpiles of bricks are also located in this vicinity.

Jova Brick mines clay for their brick manufacturing operation. Hudson Cement Company, up until recently, employed over 300 people to mine clay, shale, and limestone in order to manufacture Portland cement, crushed rock, and aggregate. The Company has stopped making cement and only employs a skeleton crew. The entire operation will close down permanently in the very near future, leaving a 200 to 300 acre abandoned open pit mine.

F. ZONING: The sections of the Kingston Quarry Sites within the City of Kingston are zoned for industrial use. The Town of Ulster has no zoning ordinance.

G. EXISTING PLANS FOR AREA USE: Both the Hudson Cement Company and the Jova Brick Company have submitted "Mined Land Use Plans" to the Department of Environmental Conservation under the New York State Mined Land Reclamation Act. The plans have two separate sections, a mining plan and a reclamation plan.

H. ADJOINING AREAS: Immediately to the south of the Jova Brick Site is the Kingston Point Beach City Park. There is a sanitary landfill immediately to the south of the Park. To the west of both Sites are open woodland and scattered single family residence. The hamlet of East Kingston is immediately north of the Hudson Cement Site. Directly to the east is the Hudson River shipping channel.

II. RATIONALE FOR GAPC DESIGNATION

A. COASTAL ISSUES: Three of the eleven New York State-identified coastal issues are applicable to this GAPC and are most in need of immediate management attention. The designation and appropriate management of the Kingston Quarry Sites as a site-specific GAPC of statewide significance will help to resolve some of the problems associated with the following three New York State-identified coastal issues:

1. ECONOMIC ACTIVITY - The Hudson Cement Corporation has been a major employer in the Kingston area, employing at one time over 300 persons. By closing down completely in the near future, a major economic activity is lost to this area of the Hudson.

2. AIR QUALITY - There are air quality problems associated with the operation of both facilities. Stack emissions at Hudson Cement sometimes did not meet air quality standards. However, the major air quality problem at Hudson Cement was a result of fugitive dust from quarrying and cement manufacturing operations.

Jova Brick uses wood-fired kilns in their brick manufacturing process. The emissions from these kilns do not meet air quality standards. The Environmental Protection Agency is aware of the situation and has asked the Department of Environmental Conservation to bring the operation's emissions within standards.

3. RECREATION - Once the Hudson Cement Site is abandoned, a potential reuse may be a recreational one. A city, county, or state recreation facility might be feasible.

B. CRITERIA SATISFIED AND WHY:

1. It is an area containing commercially important reserves of non-renewable resources which are of statewide significance. There are large deposits of shale, limestone, and clay that are valuable minerals for the manufacturing of cement, aggregate, and bricks. These finished materials are transported by ship and rail to points throughout the State. Even though Hudson Cement seems to be abandoning the site, large reserves of these minerals remain.

2. It is an area of potential statewide recreational value which is not yet in public ownership or use. Since the Hudson Cement Corporation Site is being abandoned, reuse alternatives will have to be considered. One of these alternatives may be the use of the site as a state, county, or city-owned recreation facility.

III. MANAGEMENT PROGRAM

A. MANAGEMENT OBJECTIVES:

1. To develop a redevelopment or reuse plan for the Hudson Cement Site.
2. To improve the air quality of the area immediately adjacent to both quarry sites.
3. To ensure that mining activities are environmentally sound and to ensure the reclamation of the mined portions of this site should mining activities be discontinued permanently.

B. PRIORITY USES:

1. High: mining and mine-related activities, industrial uses, and recreational uses.

2. Low: the neglected use of the Hudson Cement Site (that is, there are any number of reuse alternatives for the Site; abandonment and subsequent non-use are not desirable).

C. EXISTING MANAGEMENT AUTHORITIES:

1. Air Quality Permit Program - The Department of Environmental Conservation has permit-issuing authority for sources of air pollution. Jova Brick is presently unable to meet air quality standards. DEC has the authority to force Jova Brick to cease operations if they continue to contravene these standards. This DEC authority covers stack emissions as well as fugitive dust problems from mining and stockpiling operations.

2. Mined Land Reclamation Law - The Mined Land Reclamation Law enables the Department of Environmental Conservation to control the environmental impacts of mining operations and to assure suitable reclamation of mined areas. Any mining operation that extracts over 1,000 tons of material in a twelve-month period must have a permit to do so from DEC. The application for a permit must include a mined land-use plan. This includes a mining plan that indicates the property to be mined and affected land. It also must include a reclamation plan that indicates how the mined land is to be reused at a future date. The application must also include the measures necessary to assure the mining operation's compliance with other environmental regulations such as protection of natural resources, protection of air and water quality, and solid waste management. Should DEC grant a permit, the applicant must post a bond to assure compliance with all aspects of the mined land-use plan.

Existing management authority seems to be sufficient for meeting the management objectives for the Kingston Quarry Sites GAPC. However, it will be difficult to fully implement the policies associated with the Mined Land Reclamation Law because of staff shortages at DEC. If the program is to be at all effective, DEC must solve this problem. Both Hudson Cement and Jova Brick have made applications for permits. The review process however has not been initiated. If management objectives are to be achieved for the Kingston Quarry Sites GAPC, the Mined Land Reclamation Law will have to play a major role.

D. ADDITIONAL MANAGEMENT AUTHORITIES NECESSARY:

Coastal Management Program - A reclamation plan for the Hudson Cement Site has been completed by the Hudson Cement Corporation. At best, the plan would indicate the amount and location of vegetative cover to be planted and the mine stabilization methods to be used. Ulster County, the City of Kingston, and the Town of Ulster must however go one step further and begin to work together to ensure that the Hudson Cement Site is reused. Feasibility studies should be undertaken so that the best use for the Site can be determined. Should the federal government approve New York's Coastal Management Program, funding may be available for this type of feasibility study.

E. IMPLEMENTING AGENCIES:

1. Department of Environmental Conservation.
2. Ulster County.
3. City of Kingston.
4. Town of Ulster.
5. Coastal Management Program.

I. GENERAL DESCRIPTION OF GEOGRAPHIC AREA OF PARTICULAR CONCERN (GAPC)

A. NAME: Rye Playland Area

B. LOCATION AND BOUNDARIES (IF AVAILABLE): The Rye Playland area is situated in the southeastern portion of Westchester County in the City of Rye. It is bordered on the south and southeast by the Long Island Sound. Forest Avenue approximates the western and northwestern boundary along with the western shore of Kirby Pond. The GAPC includes the county-owned Playland Park, Kirby Pond, and the tidal flats west of North Manursing Island (the southern portion of Port Chester Harbor).

C. OWNERSHIP: The Playland Park is owned by Westchester County. The land north of the Park is privately owned.

D. PHYSICAL/NATURAL FEATURES: The Playland Park has an approximate area of 279 acres. The total length of its beach and lake shoreline is approximately 21,900 feet. There are existing man-made breakwaters and a fishing pier which adds to the water access area. Playland Lake is a body of water in the center of the Park that was formed by dredging tidal marshes and mud flats between the mainland and Manursing Island. The lake has winter concentrations of up to 15,000 waterfowl during migrations. The belted kingfisher and the aldea flycatcher nest near the lake. The lake is surrounded primarily by woodland.

The northern portion of the GAPC (Kirby Pond and the southern portion of Port Chester Harbor) is essentially a tidal flat. It is bordered on the east by phragmites and carex and shelters overwintering waterfowl. Large concentrations of swans, Canada geese, black ducks, mallards, canvasbacks, buffleheads, goldeneyes, and greater scaups exist there. In the summer, the area is a nesting site for the black duck, mallard, green heron, marsh wren, red-winged blackbird, and the American bittern. It is a feeding and bathing area for gulls and a feeding area for night herons and purple martins.

There are shore areas of the Park that are currently experiencing erosion problems. That part of Manursing Island that separates Playland Lake from Long Island Sound is heavily eroded by wave action during storms. There is deposition of materials in the inlet to Playland Lake, making it necessary to periodically dredge the inlet so that the lake is accessible to small recreational fishing boats. The beach along the boardwalk is eroding and there is transport and erosion of material all along the major swimming beach southeast of the boardwalk. Sand is transported to the town beach located to the south as well as offshore.

E. PRESENT USES: Playland Park has been an amusement park since the early 1900's and today, it is the most heavily used recreational facility in Westchester County. The amusement park facility is the most heavily utilized; swimming and wading on the sand-covered beach are the second most popular activities. The park also provides ice skating, fishing, boating, picnicking, and athletic fields. There are hiking trails provided as well.

The land north of the Park is primarily a low density residential area.

F. ZONING: The Playland Park is zoned as a neighborhood business amusement park. The land north of Playland Lake surrounding the Kirby Pond and adjacent wetlands is zoned for one-acre residential use.

G. EXISTING PLANS FOR AREA USE: Westchester County plans continued use of the Playland coastal area as a recreational facility. Plans are being considered to halt the land erosion which is occurring on the outer portions of the shoreline.

A. COASTAL ISSUES: Four of the eleven New York State-identified coastal issues are applicable to this GAPC and are most in need of immediate management attention. The designation and appropriate management of the Playland Park area as a site-specific GAPC of statewide significance will help to resolve some of the problems associated with the following four New York State-identified coastal issues:

II. RATIONALE FOR GAPC DESIGNATION

A. COASTAL ISSUES: New York State has identified eleven coastal issue areas which are most in need of immediate management attention. The designation and appropriate management of the Playland Park area as a site-specific GAPC of statewide significance will help to resolve some of the problems associated with the following four New York State-identified coastal issues:

1. FISH AND WILDLIFE - Department of Environmental Conservation has designated the northern portion of the GAPC as a significant fish and wildlife habitat area. A variety of waterfowl and shorebirds nest, feed, or stop over during migration periods.

2. RECREATION - Playland Park, with its amusement park and other recreational facilities, is the recreation center most utilized by Westchester County residents.

3. PUBLIC ACCESS - Playland Park provides valuable public access to the shore of Long Island Sound for swimming, fishing, boating, birdwatching, hiking, and other recreational activities. In fact, the park provides the only public boat livery on Long Island Sound in Westchester County.

4. FLOODING AND EROSION - Areas of Playland Park on the Long Island Sound shore are experiencing varying rates of erosion. Should this problem go unchecked, several recreational activities may be adversely affected.

B. CRITERIA SATISFIED AND WHY:

1. It is an area of high natural productivity or essential habitat so designated as of statewide significance by the Department of Environmental Conservation. The northern sections of the area provide habitat, feeding, and nesting areas for a large variety of waterfowl and shorebirds.

2. It is a wetland regulated under the State's Freshwater and Tidal Wetlands Programs. The tidal flats north of Playland Lake will qualify as a wetland under the State Wetlands Program.

3. It is an area of substantial statewide recreational value or opportunity. This type of area is to include public access facilities of more than local significance as evidenced by use patterns. Playland Park is a county park that is the most widely used recreational facility in Westchester County. Recreational activities are provided there year-round.

4. It is an area where the access to and utilization of coastal waters are of statewide significance for recreational reasons. Swimming, wading, boating, and fishing facilities are provided at the Playland Park.

III. MANAGEMENT PROGRAM

A. MANAGEMENT OBJECTIVES:

1. To ensure the continued existence of Playland Park as an important regional recreation center.
2. To preserve and protect portions of the area that provide significant habitat for shorebirds and waterfowl.
3. To reduce the rate of erosion in certain shore areas of the park.

B. PRIORITY USES:

1. High: for Playland Park, a recreational use; remainder of GAPC, non-consumptive recreational uses, very low density development.
2. Low: higher intensity development that would impair the natural character of Playland Lake and the wetlands to the north.

C. EXISTING MANAGEMENT AUTHORITIES:

1. Local Zoning - The City of Rye zoning ordinance allows only low density residential use (minimum lot size is one acre) on the privately owned lands north of Playland Lake.
2. County Ownership - The majority of the Playland Park Area GAPC is owned by Westchester County. The county plans continued use of that land as a recreational facility.
3. Tidal Wetland Law - These wetland areas, in addition to being protected by those low-density zoning classification, are regulated under the State Tidal Wetlands Law. Regulations identify those uses that would require a permit from DEC.
4. US Army Corps of Engineers - The US Army Corps of Engineers is the primary agency responsible for the design and implementation of erosion control projects. They can provide up to 70 percent of the funds necessary for the construction of such a project. The Department of Environmental Conservation can provide 70 percent of the local share of a federally authorized erosion control project. It can also provide 70 percent of the necessary funding for state projects that are built at the request of local government.

Westchester County should contact the Department of Environmental Conservation and initiate the process whereby permanent erosion control methods might be developed. The major swimming beach is eroded year after year and materials deposited offshore may make swimming there impossible in the future. Valuable upland areas are heavily eroded and materials are deposited in the inlet to Playland Lake. Erosion control measures must be developed so that this valuable regional recreation center is preserved.

D. ADDITIONAL MANAGEMENT AUTHORITIES NECESSARY: NONE.

E. IMPLEMENTING AGENCIES:

1. City of Rye.
2. Westchester County.
3. Department of Environmental Conservation.
4. Army Corps of Engineers.

I. GENERAL DESCRIPTION OF GEOGRAPHIC AREA OF PARTICULAR CONCERN (GAPC)

A. NAME: Bronx River Valley

B. LOCATION AND BOUNDARIES (IF AVAILABLE): The Bronx River Valley is a narrow area within Bronx Community Districts 2, 3, 6, 8, and 9. Starting at the intersection of the Boston Road and 180th Street, the boundary runs east along 180th Street to Devoe Avenue, south on Devoe Avenue to East 177th Street, east on East 177th Street to the highway interchange and then south along Bronx River Avenue to Story Avenue. It goes east along Story Avenue to Colgate Avenue, south on Colgate Avenue to Lafayette Avenue, east on Lafayette Avenue to Morrison Avenue, north on Morrison Avenue to Story Avenue, east on Story Avenue to Metcalf Avenue, south on Metcalf Avenue, continues south along the eastern boundary of Soundview Park and Bronx River Avenue (mapped) to Patterson Avenue, east on Patterson Avenue to Beach Avenue, south on Beach Avenue to O'Brien Avenue, and east on O'Brien Avenue to Leland Avenue. Joining Bronx River Avenue, it turns west and follows Cornell Street to the Bronx River. Crossing the Bronx River, the boundary then follows the United States Pierhead and Bulkhead Lines north to Lafayette Avenue, goes west on Lafayette Avenue to Edgewater Road, north on Edgewater Road to Bruckner Boulevard, west along Bruckner Boulevard to the Sheridan Expressway, north along the Sheridan Expressway to the interchange with the Cross Bronx Expressway, west along the Cross Bronx Expressway to Boone Avenue, north on Boone Avenue which joins the Boston Road and north along the Boston Road to 180th Street.

C. OWNERSHIP: Much of the land in the GAPC is under city ownership. Between East 180th Street and Westchester Avenue, the city owns approximately 22 acres, mostly vacant along the river. Parcels range from one half acre to several acres. Other city properties include a public housing site, school, playground and mapped parkland. The Penn Central Corporation owns the right-of-way for train tracks along the Bronx River. Manufacturing, commercial, and single-family residential areas are privately owned.

D. PHYSICAL/NATURAL FEATURES: The Bronx River, the only major river which runs through a city borough, flows 30 miles from its headwaters at Kensico Reservoir in White Plains to the East River. Approximately 8.5 miles are within Bronx County. After passing through the Bronx Botanical Gardens and Zoological Park, the lower reaches of the river extend for 3 miles through this GAPC. Above 172nd Street, the river meets water quality standards for fishable, estuarine water, while below 172nd Street dissolved oxygen and fecal coliform levels do not meet the standards. The Bronx River channel is a recent geological formation. In the GAPC, the elevation ranges from 250 feet near 180th Street to sea level at the mouth of the river. Within the past 20 or 30 million years, the river has shifted from its earlier course underlain by Inwood marble (Manhattan formation) into a fault zone of decayed mica schist (Fordham gneiss) eroding a new narrow gorge along the fault.

More recent landform changes result from landfilling. The area mapped as Soundview Park has been created over the past 40 years. Originally, the land extended from rock outcroppings in the center of the upper park to Seaward Avenue. Most of the area was the Bronx River estuary, predominantly swamp with a 30-foot deep mud layer. The swamp was filled to the present configuration with furnace ash, incinerator residue and construction waste. Mud flats and unconsolidated fill present subsurface subsidence problems.

The river valley encloses large vacant tracts with trees and grasses, a contrast to the surrounding built-up area. The Department of Environmental Conservation has mapped tidal wetlands, intertidal marshes and salt marshes along the river.

E. PRESENT USES: Within the narrow river valley there are a number of land uses and activities -- residential, commercial and heavy manufacturing. Many vacant tracts have the potential for recreational development.

On the east side, an inaccessible narrow wedge situated between the Sheraton Expressway extends for approximately 1/2 mile to east 174th Street where it becomes Starlight Playground. A ten-acre vacant tract, once a proposed interchange site, extends along the east bank from east 177th Street to 172nd Street. Navigable from the East River to 172nd Street, the river long has attracted industrial activities to its banks. Throughout the Eighteenth and Nineteenth Centuries, sawmills, gristmills and snuffmills located here. On the east, above Tremont Street, is an old icehouse, now used as a warehouse. Only two companies now use the river for barge transportation.

F. ZONING: The Bronx River Valley GAPC includes zoning districts which permit manufacturing, commercial and residential uses and mapped parklands. Much of the land along the Bronx River is zoned M1-1 for which light industry must meet strict performance standards. Less strict performance standards for noise and vibration are established in the M2-1 district, on the west bank below Bruckner Expressway. Medium density housing is permitted in R6 and R7-1 districts. The R6 zone on the east side of the river allows six- to twelve-story apartments with a density of 100 units per acre. Mapped parkland includes Starlight Playground (12.5 acres) and Soundview Park (160 acres).

G. EXISTING PLANS FOR AREA USE: Separate planning reports on Soundview Peninsula and the Bronx River area have been prepared by the Department of City Planning. The Soundview plan recognizes the potential for recreational development and the spectacular views of the length of Manhattan and Queens. Contingent on the availability of funds, proposed actions for Soundview Park include:

- Develop Soundview Park.
- Provide access to park by improving streets, including extending Metcalf Avenue along the park.

Long-range recommendations are to:

- Introduce a new surface transit route or modify routes to provide direct access to Soundview Park from the entire Community District.
- Investigate low-cost waterborne transportation between the Soundview area and suitable points on the waterfront of Manhattan and Queens.

The recommendations included in the Bronx River Study are:

1. Improve river water quality.
2. Increase public access to the river at various points.
3. Develop site design guidelines.

A comprehensive revitalization effort is expected in the South Bronx. The preliminary draft for such a plan proposes the spending of substantial capital and expense funds for a variety of economic development, transportation, park, and employment initiatives and projects. None of the specific economic development or housing components of the plan are targeted for the GAPC, but their impact on the South Bronx as a whole should benefit the area.

H. ADJOINING AREAS: The GAPC is part of five community districts (CD's 2, 3, 6, 8, and 9). It is surrounded by newly constructed urban renewal areas and deteriorated high-density residential neighborhoods in the economically and socially depressed South Bronx. Housing, employment and recreational opportunities are extremely limited in adjoining Hunts Point, Morrisania, East Tremont, and West Farms. Soundview and Clasen Point, east of Soundview Park, have newly constructed publicly aided apartments for low- and middle-income residents and one-family detached homes. Infrastructure and community facilities are inadequate to serve the new residents of Soundview Peninsula.

West of the GAPC, a number of urban renewal areas have been designated to address problems of old, deteriorated and severely overcrowded housing and community facilities.

II. RATIONALE FOR GAPC DESIGNATION

A. COASTAL ISSUES: Seven of the eleven New York State-identified coastal issues are applicable to this GAPC and are most in need of immediate management attention. The designation of the Bronx River Valley as a GAPC will help to resolve some of the problems associated with the following seven New York State-identified coastal issues:

1. WATER QUALITY - Water quality levels must be upgraded at the mouth of the Bronx River to support recreational and fishing activities proposed in the final 208 Plan. Water samples show that from Tremont Avenue south to 172nd Street, the river seems to meet standards for fishable estuarine waters. Below 172nd Street, fecal coliforms increase to a level that suggests raw sewage "leakage" from combined sewer outfalls below Bruckner Expressway.

In the East River, adjacent to the mouth of the Bronx River, dissolved oxygen and fecal coliform levels do not meet the water quality standards for fishable "I" tidal waters. At high tide the East River pollutes the Bronx River. Much garbage is in the river. Local groups have worked to remove abandoned cars, shopping carts, refrigerators, tires, mattresses and other debris.

2. PROTECTION OF FISH AND WILDLIFE AND THEIR HABITAT - Tidal wetlands along the river provide breeding, nesting, and feeding grounds and protective cover for many wildlife species and shorebirds. Water quality must be maintained at a high level if these habitat areas are to continue to be productive.

3. RECREATION - Recognizing the tremendous open space shortage in New York City, a major priority in the New York Statewide Comprehensive Outdoor Recreation Plan is the provision of suitable recreational opportunities in underserved areas. The shoreline along the Bronx and East Rivers can provide passive and active recreational activities to area residents.

4. ECONOMIC DEVELOPMENT - Strengthening the economic base of the South Bronx is a concern to federal, state and city governments. The Bronx River Valley GAPC already contributes to the economy of the local area and offers sites for the expansion of business and job opportunities.

The navigability of the Bronx River and its adjacency to the Hunts Points markets and regional expressways are major factors attracting industries and small businesses to the waterfront. Communities along the river want to retain existing firms and to draw new industries and small businesses to the GAPC, especially those with water-related activities.

5. COASTAL FLOODING AND EROSION - Erosion is a serious problem threatening the foundations of some buildings along the Bronx River. Sedimentation has affected fish habitats so much that trout can no longer survive in the water.

6. COASTAL AESTHETICS - The GAPC is a scenic area which offers a welcome contrast to the densely built, and blighted communities of the South Bronx. From Soundview Park at the mouth of the Bronx River, there are unique views of the Manhattan skyline, Queens shore and air traffic from La Guardia Airport. Hunts Point can be seen across open stretches of fill and water.

7. PUBLIC ACCESS - Access to recreation is extremely limited for South Bronx residents. There is vacant land all along the Bronx River that can provide this access.

B. CRITERIA SATISFIED AND WHY:

1. It is an area or site that has widespread recognition as being scenic. The Bronx River Valley provides scenic relief in an otherwise high density, heavily urbanized area. Scenes of grassy areas, willow trees, and open water are enclosed by buildings, bridges, and steep slopes.

2. It is an area with tidal wetlands regulated under the State's tidal wetlands' programs.

3. It is an area of substantial statewide recreational value which is already in public ownership. Soundview Park contains 160 acres of land, 140 of which are undeveloped. The need for recreational open space is acute in this area of the city.

4. It is an area where the access to or utilization of coastal waters is of statewide significance for economic, transportation, and research reasons. The Bronx River is navigable from the East River to 172nd Street. Only two companies now use the river for barge transportation; however, additional water-dependent industrial activities can be accommodated. Expansion of industrial uses can provide money, jobs, and tax revenues in one of the most blighted areas of the city.

5. It is an area where the competition between commercial, industrial, residential, recreational, and environmental resources has or may have effects on statewide interests relating to the eleven coastal issue areas most significant to New York State. The Bronx River Valley GAPC is located in a highly developed urban area within the GAPC, industrial, recreational, and natural open space uses can and should be accommodated. It is important, however, that the location of such uses ensure that they not encroach upon one another.

III. MANAGEMENT PROGRAM

A. MANAGEMENT OBJECTIVES:

1. Preserve tidal wetlands and littoral areas.

2. Improve area water quality.
3. Provide waterfront open spaces and parks and public access.
4. Promote economic development in the Bronx River Valley.

B. PRIORITY USES:

1. High: manufacturing, water-dependent industry, natural open space, recreational uses.
2. Low: uses contravening river water quality standards, uses destroying tidal wetland areas.

C. EXISTING MANAGEMENT AUTHORITIES:

1. Local Regulation - The Bronx River Valley GAPC can contribute to the economic and recreational development of an area which severely lacks jobs, open space and recreational facilities. Present arrangements, however, scatter the mechanisms for regulating waterfront use among so many city agencies that implementation of the proposed management plan is virtually impossible.

2. Local Capital Construction and Acquisition - New York City has the ability to direct funding to the redevelopment of recreation areas along the Bronx River. This includes developing Soundview Park and acquiring lands for access to the River itself. A continuous open space network along the river is desirable. A means of mitigating this bureaucratic mess will be described under Section D., Additional Management Authorities Necessary.

3. Tidal Wetlands Program - This State law can be used to preserve the valuable tidal wetlands along the Bronx River.

4. State Pollution Discharge Elimination System (SPDES) - SPDES permits can be used to begin to upgrade the water quality of the Bronx River below 172nd Street. The 208 Water Quality Management Program can assist in this cleanup effort through monitoring and repair of combined sewer outfalls, coordinating federal and state cleanup programs and setting standards for combined sewer outfalls near tidal wetlands areas.

D. ADDITIONAL MANAGEMENT AUTHORITIES NECESSARY:

Coastal Management Program - Should the Coastal Management Program be approved by the federal government, money would become available to meet management objectives for the Bronx River Valley in two ways. Money could be used for a very specific redevelopment plan for the River Valley GAPC. Money could also be used to purchase land to provide access to the Bronx River itself. A trailway system along the river would be appropriate.

New authority is also necessary to provide for the encouragement of economic activities in areas such as the Bronx River Valley. Such authority could provide for quick processing of permits by State government or preclearing of sites with minimal review. Either of these techniques would make it easier for new industry to locate in appropriate areas along the river.

E. IMPLEMENTING AGENCIES:

1. New York City.
2. Department of Environmental Conservation.
3. Coastal Management Program.

I. GENERAL DESCRIPTION OF GEOGRAPHIC AREA OF PARTICULAR CONCERN (GAPC)

A. NAME: Spring Creek Area

B. LOCATION AND BOUNDARIES (IF AVAILABLE): The Spring Creek Area of concern includes the Spring Creek tidal wetlands and the Spring Creek Urban Renewal Area in Brooklyn Community District 5 and in Queens Community Planning District 10. Starting at the intersection of Linden Boulevard and Ruby Street, the boundary runs east along Linden Boulevard and Amber Street, south on Amber Street to Loring Avenue, east on Loring Avenue to Sapphire Street, south on Sapphire Street to 156th Avenue, east on 156th Avenue to 79th Street, and south on 79th Street to Shore Parkway. It goes west along the parkway to Hendrix Canal, north along the west bank of Hendrix Canal to Flatlands Avenue, east on Flatlands Avenue to Crescent Street, north on Crescent Street to Cozine Avenue, and east along Cozine Avenue for 100 feet. The line turns north running parallel to Crescent Street for 300 feet and then goes east to Autumn Avenue, north along Autumn Avenue to Wortman Avenue, east on Wortman Avenue to Sheridan Avenue, north on Sheridan Avenue to Stanley Avenue, east on Stanley Avenue to Forbell Street, and north on Forbell Street to Loring Avenue.

Turning east on Loring Avenue, the boundary follows Loring Avenue to Ruby Street, and north on Ruby Street to the intersection of Linden Boulevard and Ruby Street. Approximately 380 acres are within the site boundaries.

C. OWNERSHIP: New York City owns all land acquired for the Spring Creek Urban Renewal Area. The Spring Creek Auxiliary Water Pollution Control Plant and the South Shore Incinerator are owned by the City. New York State (State Department of Mental Hygiene) owns the Brooklyn Development Center and 32 acres west of the site.

D. PHYSICAL/NATURAL FEATURES: Spring Creek is a low, flat area which slowly rises to 10 feet above sea level in the north. Its topography has been significantly altered through extensive landfill operations. Broad areas of tidal marsh and interlacing streams have disappeared. Natural drainage areas also have been altered by the construction of the Spring Creek Auxiliary Water Pollution Control Plant and its interceptors and outflows at Old Mill and Spring Creeks. Marshlands north of Spring Creek, from Fountain Avenue to Amber Street, are on the Atlantic flyway and host a variety of birds and vegetation.

E. PRESENT USES: The Spring Creek GAPC is one of the largest undeveloped areas of the City. Existing land uses include the South Shore Incinerator, private fill operations adjacent to the incinerator, the Spring Creek Auxiliary Water Pollution Control Plant, the 26th Ward Water Pollution Control Plant, and the Brooklyn Development Center. Included in the GAPC is a large undeveloped urban renewal tract with \$49 million worth of infrastructure improvements.

F. ZONING: Spring Creek is zoned for manufacturing and residential uses and it includes mapped parklands. The M3-1 manufacturing designation permits heavy industry with minimal performance standards for uses with nuisance effects. A residential zone of moderate density presently rings the manufacturing district.

Permitted density is approximately 35 dwelling units per acre. Such land use is in conflict with the preservation of the tidal wetlands in this zoning district.

G. EXISTING PLANS FOR AREA USE: The Department of City Planning, the Office for Economic Development and the Department of Housing Preservation and Development have prepared a multi-use development plan for the Spring Creek Urban Renewal Area. Proposed land uses and activities in the request for proposal include a 60-acre residential sector, retail, community and recreational uses accommodated on 45 acres south of the residential sector and adjacent to the Brooklyn Development Center, a research and development park, and industrial activities.

H. ADJOINING AREAS: Brooklyn Community Planning District 5 includes East New York, an extensive area of abandoned buildings, vacant tracts and severe social problems. Multiple unit and public housing apartments house a predominantly disadvantaged population.

West of the site and south of Flatlands Avenue is the new Starrett City, a community complex of high-rises for middle-income residents. The Lindenwood section of the Howard Beach, a middle class residential area of two and three family houses and garden apartments, is directly east of the GAPC site. Proximity to John F. Kennedy Airport presents environmental constraints associated with noise, vibration and heat.

II. RATIONALE FOR GAPC DESIGNATION

A. COASTAL ISSUES: Five of the eleven New York State-identified coastal issues are applicable to the GAPC and are in need of immediate management attention. The designation of the Spring Creek area as a GAPC will help to resolve some of the problems associated with the following five New York State-identified coastal issues:

1. WATER QUALITY- The water quality of Spring and Old Mill Creeks has long affected the viability of wetland areas as well as the attractiveness of the Urban Renewal site for development. Storm water overflows into the Creeks and Jamaica Bay, in particular, have been a constraint on development.

To handle water problems in the area, the City has built the Spring Creek Auxiliary Water Pollution Control Plant on fill at the head of Old Mill Creek. This structural solution exemplifies conflicting management issues, however, for in an attempt to improve water quality, the construction of the facility has destroyed wetland areas.

2. FISH AND WILDLIFE - The Spring Creek wetlands are a unique and endangered estuary. Studies by individuals have identified the Spring Creek marshes as very productive, high in caloric value, photosynthetic value, suspended particulate matter, oxygen availability and nutrient concentration.

3. RECREATION - The Spring Creek GAPC offers unique opportunities for both active and passive recreation. The intertidal and high marsh areas are ideal for bird watching and ecological studies while picnicking and water-related activities such as fishing are appropriate along littoral areas. To offer an even greater range of recreational activities, open space in the Spring Creek GAPC could be linked to the Gateway National Park System Fountain Avenue Park south of the Shore Parkway. A promenade can provide community access to the water.

4. PUBLIC ACCESS - Pedestrian and vehicular access through the GAPC to the Gateway National Recreation System is an important concern. Shore Parkway is now a physical barrier to Fountain Avenue and access is therefore limited.

5. ECONOMIC DEVELOPMENT - The GAPC now contains an undeveloped urban renewal area with \$46 million dollars worth of infrastructural improvements. Plans for the area, if implemented, would generate a great deal of economic activity. The importance of adjoining natural and wetland areas must be balanced with economic development objectives for the GAPC.

B. CRITERIA SATISFIED AND WHY:

1. It is an area of high natural productivity or essential habitat so designated as of statewide significance by the Department of Environmental Conservation in their inventory of significant fish and wildlife resources. Initial studies of the formation of organic matter in the marshland indicate that the area is extremely productive. The wetlands provide breeding, nesting, and feeding grounds and protective cover for many forms of wildlife and shorebirds.

2. It is an area including tidal wetlands regulated under the State's tidal wetlands' programs.

3. It is an area or facility of substantial statewide recreational value which is already in public ownership. Proximity to the Gateway National Park makes publicly owned land highly valuable for recreational activities, such as bird watching, hiking, and fishing.

4. It is an urban area where the competition between commercial, industrial, residential, recreational, and environmental resources has or may have effects on statewide interests relating to the eleven coastal issue areas most significant to New York State. An urban renewal area and a valuable tidal wetland area exist within this GAPC. The development of the urban renewal area and the construction of a water pollution control plant has had and will continue to have various negative impacts on natural areas unless management of the area is improved.

III. MANAGEMENT PROGRAM

A. MANAGEMENT OBJECTIVES:

1. Preserve tidal wetlands and littoral areas.
2. Improve area water quality.
3. Provide public access to the water.
4. Promote development in the Spring Creek Urban Renewal Area.
5. Incorporate environmental considerations into the City Land Development Plan for Spring Creek.

B. PRIORITY USES:

1. High:
 - a. natural areas: open space, active and passive recreation.
 - b. urban renewal area: development of all types.

2. Low:
 - a. natural areas: industrial, commercial, residential development.
 - b. urban renewal area: any development that would encroach on natural areas or degrade area water quality.

C. EXISTING MANAGEMENT AUTHORITIES:

1. Local Zoning - The city zoning ordinance makes provision to protect the Spring Creek Wetlands by zoning it as parkland. However, some zoning districts conflict with the objective of preserving tidal wetlands. Other zoning classifications must recognize the negative impacts that urban renewal development could have on area water quality and natural areas. Performance criteria already are applicable to the proposed development in Spring Creek.

2. Public Ownership - Through municipal ownership, New York City retains control over the character of the development. Environmental management and design standards can be written into contracts as conditions of tenure in the lease or sale of the land. Developers with a site plan most similar to the city land use plan can be selected to carry out city objectives.

3. Solid Waste Management - There are a number of solid waste management programs and regulations which affect the Fountain Avenue landfill, South Shore Incinerator and any proposed waste facility in the Spring Creek GAPC. A comprehensive solid waste management plan for the disposal of city solid waste and the recovery of materials and energy resources from that waste was prepared by the New York City Resource Recovery Task Force, established in the New York City Charter § 1403-f (1977). Implementation of the plan will phase out landfills and non-energy recovery incinerators, replacing them with a network of resource energy recovery facilities brought into line in 1985. New solid waste management facilities require approval from DEC under Title 5 of ECL Article 27.

4. Tidal Wetlands Program - Spring Creek tidal wetlands are legally regulated by the New York State Tidal Wetlands Act. The 150-foot setback from the regulated area will be incorporated in the land use plan.

5. State Pollutant Discharge Elimination System (SPDES) - SPDES permits are required of all parties who propose to discharge pollutants into State waters. The classification of the receiving water body may not be contravened. This State program should assist in the monitoring of the two existing water pollution control plants and any to be built as a result of development in the urban renewal area.

6. Public Access to Fishing Areas - DEC's Division of Fish and Wildlife has a program under the Parks and Recreation Bond Act of 1960 and the Environmental Quality Bond Act of 1972 to acquire access to prime fishing areas. This program could be used to provide, for example, pedestrian and vehicular access from the Spring Creek area to Gateway National Park.

D. ADDITIONAL MANAGEMENT AUTHORITIES NECESSARY:

Coastal Management Program - Should the federal government approve New York State's Coastal Management Program, money would be available to implement some of the objectives for the Spring Creek area. Money could be used to purchase land to provide access to fishing. Money could also be used to develop a plan, incorporating zoning and other land use controls, that would provide a strategy for achieving management objectives for the GAPC.

In addition, new authority would be necessary to provide for encouragement of economic activity in areas such as the Spring Creek Urban Renewal Site. Such authority could provide for quick processing of permits by State government or encouraging State agencies to give high priority to the funding of necessary capital facilities.

E. IMPLEMENTING AGENCIES:

1. New York City.
2. Department of Environmental Conservation.
3. Coastal Management Program.

I. GENERAL DESCRIPTION OF GEOGRAPHIC AREA OF PARTICULAR CONCERN (GAPC)

A. NAME: The South Richmond Natural Drainage Basins. Six areas are included: 1. Arden Heights Woods, 2. Clay Pit Pond, 3. Lemon Creek, 4. Wolfe's Pond, 5. Arbutus Lake and 6. Poillon Avenue Wetlands.

B. LOCATION AND BOUNDARIES (IF AVAILABLE): The six natural drainage basins are in South Richmond, Staten Island Community Planning District 4. Boundaries for each area are complex and are included in Appendix .

C. OWNERSHIP: New York City is the major landowner in South Richmond. Municipal property includes the mapped street network, mapped parks (beachfront areas, South Shore Golf Course, Lemon Creek and Wolfe's Pond), and land obtained through in rem proceedings. Most residential areas are privately owned and include small vacant tracts scattered in fully developed areas.

D. PHYSICAL/NATURAL FEATURES: The South Richmond Natural Drainage Basins are on Upper cretaceous sands and clays and unconsolidated sediments which dip gently toward the southeast continuing on to the continental shelf. Over this formation are glacial till and glaciofluvial deposits formed during the Pleistocene Epoch. Exposures of the Upper Cretaceous layer occur in the Clay Pit Pond area. The irregular topography along the coast of the Raritan Bay is formed by terminal moraine and a belt of thick sedimentary drift. The coastline along Raritan Bay slowly rises to 50 feet above sea level. The upland areas of Arden Woods and Clay Pit Pond areas rise gently from the Arthur Kill to 100 feet above sea level. The rolling landscape is characterized by small scattered hummocks and depressions created by glacial actions. Natural drainage basin forms and processes show the impact of past glacial activities in South Richmond. Permeable soils retain and store much of the 43 inches of annual precipitation in groundwater reservoirs. Runoff is directed to numerous streams and small ponds by ridges and hills and eventually flows into the Arthur Kill or the Raritan Bay. Shallow ponds which vary in geologic, hydroelectric and biotic characteristics, have formed in kettle holes.

The GAPC natural drainage basins have not been altered significantly by urban development. Natural features inventoried and mapped by the N. Y. State Department of Environmental Conservation include tidal and freshwater wetlands containing valuable stands of deciduous trees and shrubs. Woodlands are the dominant visual element of the landscape. Arden Heights Woods is one of two remaining stands of virgin woodland in New York City.

E. PRESENT USES: South Richmond is lightly developed with small communities separated by woodlands. Built areas consist of detached and semi-detached houses along grid patterned streets.

There are no major industries in the GAPC. At the mouth of Lemon Creek, the S.S. White Company building has been converted into a trade mart of small shops. Behind it, small warehouses support a few manufacturing activities. Adjacent to the area is a water-oriented commercial center. Included in this area are the Prince's Bay Boatman's Association Inc. with a 10-foot launching ramp, Sandy's Fishing Station with 60 slips and a fishing pier, and a restaurant.

F. ZONING: Zoning establishes permitted densities in the GAPC. Superimposed on the zones is the Special South Richmond Development District. Its regulations supplement or modify requirements of the Zoning Resolution to protect the natural and community environment.

The predominant zoning designation in the GAPC is R3-2, which permits a variety of housing types -- garden apartments, row houses and apartments surrounded by open space. There are R1-2 districts, permitting only single-family detached houses, a C4-1 district to accommodate a regional retail center, and small neighborhood service centers (C1-1, C1-2 and C1-3 districts, mapped as overlays). A C3 zone permits waterfront recreation and water-related uses including marinas, boat repair shops, and public beaches and a M1-2 zone permits industrial activities meeting performance standards. The Special South Richmond Development District contains provisions for protecting natural and recreational resources, ensuring development compatible with existing communities and landscape, and coordinating development with city services throughout South Richmond.

G. EXISTING PLANS FOR AREA USE: The New York State Office of Parks and Recreation for the City of New York is planning a wildlife management area in the Clay Pit Pond Natural Drainage Basin. The New York City Department of Environmental Protection, Division of Water Resources, has proposed an interceptor sewer network for South Richmond. Sewerage flow will be transported to the Oakwood Beach Treatment Plant in Great Kills.

H. ADJOINING AREAS: Areas adjacent to natural drainage basins have land uses similar to those of the basins -- low-density residential areas, small commercial centers and open spaces. A 300-acre industrial park is proposed north of Outerbridge Crossing.

II. RATIONALE FOR GAPC DESIGNATION

A. COASTAL ISSUES: Five of the eleven New York State - identified coastal issues are applicable to this GAPC and are most in need of immediate management attention. The designation of the South Richmond Natural Drainage Basins as a GAPC will help to resolve some of the problems associated with the following five New York State-identified coastal issues:

1. WATER QUALITY - Present waste disposal systems, including septic tanks and temporary treatment facilities, must be upgraded in the drainage basins GAPC. The City Division of Water Resource's proposed sewer network ignores environmental impacts on freshwater and tidal wetlands regulated by state programs, areas of significant and rare flora and fauna, areas of substantial recreational value and local communities.

2. FISH AND WILDLIFE - The natural drainage basins include large vacant tracts of wetlands and woods, habitats essential for rare, threatened and endangered species. Existing plans for the drainage basins area would destroy some of these habitats.

3. RECREATION - The South Richmond Drainage Basins have areas of unique recreational value. Often, these areas are threatened by development proposals. For example, the recreational potential of Wolfe's Pond Park will be significantly altered unless measures are taken to protect it from erosion, salt intrusions and impacts associated with the placement of the proposed sewer pumping station in the park.

4. FLOODING AND EROSION - Flooding is a natural phenomenon in natural drainage basins. As urbanization occurs in the watershed, flooding becomes an economic problem. Any amendment of the City Division of Water Resources sewer plan must be based on a detailed evaluation of flooding and sedimentation generated by development in South Richmond.

5. COASTAL AESTHETICS - This natural area provides unique visual relief from the intensely urbanized New York City area. Hills, undeveloped beaches, tidal wetlands, and upland woods provide an aesthetic quality that must be preserved.

B. CRITERIA SATISFIED AND WHY

1. It is an area or site that has widespread recognition as being scenic. The drainage basins area represents some of the most valuable natural open space remaining in New York City. Its wooded hills, open waters, tidal wetlands, and views of Raritan Bay make it an aesthetic resource of high quality.

2. It is an area of high natural productivity or essential species habitat so designated as of statewide significance by the Department of Environmental Conservation in their inventory of significant fish and wildlife resources. The entire drainage basins area offers breeding, nesting, and feeding grounds for wildlife and shorebirds.

3. It is an area with freshwater and tidal wetlands regulated under the State's Freshwater and Tidal Wetlands Program.

4. It is an area where the access to and utilization of coastal waters are of statewide significance for recreational reasons. The extensive Raritan Bay shoreline included in the GAPC offers unique bathing beaches and a naturally sheltered harbor with marina expansion potential (Lemon Creek).

5. It is an area or facility of substantial statewide recreational value which is already in public ownership. A great deal of land in the area is owned by New York City, including beachfront areas and certain bodies of water (Wolfe's Pond and Lemon Creek), that offers recreational opportunities to many city residents.

6. It is an area of potential statewide recreational value not yet in public ownership or use. The Clay Pit Pond area is being considered for acquisition as a wildlife management area in the state park system.

III. MANAGEMENT PROGRAM

A. MANAGEMENT OBJECTIVES:

1. To achieve water quality management with minimal impact.
2. To protect the extensive natural areas throughout the drainage basins GAPC.
3. To regenerate coastal ecosystems.
4. To provide increased public access.

B. PRIORITY USES:

1. Developed portions of drainage basins GAPC.

a. High: uses that have minimal increase in stormwater runoff, minimal direct discharge in streams, maintain natural groundwater, erosion and sedimentation control.

b. Low: uses not meeting standards for high priority uses.

2. Undeveloped portions

a. High: passive recreation with limited public access, natural open space.

b. Low: development that would destroy natural character of land.

C. EXISTING MANAGEMENT AUTHORITIES NECESSARY:

1. Local Zoning - The Special South Richmond Development District provides the framework for implementing a management plan for the South Richmond Natural Drainage Basins GAPC. The special district plan includes many elements of concern expressed in the Coastal Zone Plan -- a land use plan based on underlying zoning districts for residential and commercial development, growth management proposals, an open space network, preservation of natural features, public access to the water and siting restrictions. Special land development controls and review procedures, permits and variances are in place. A zoning amendment to the District will be necessary to completely reflect Coastal Management objectives and standards.

2. Public Ownership - A great deal of the natural lands within the GAPC are owned by New York City.

3. 208 Water Quality Management Program - In South Richmond, where the greatest population growth will occur, 208 has initiated a number of studies. Non-structural solutions, such as land use controls and storm runoff catchment areas, are under study as alternatives to a total piping system in unsewered areas. A tributary study has focused on water quality problems in Lemon Creek. South Richmond is a priority area for 208 and Coastal Zone Planning and should continue to be studied jointly to attain consistent 208/CZM program objectives.

4. State Wetlands Programs - The Tidal and Freshwater Wetlands Acts protect environments in the South Richmond GAPC. Regulations for tidal wetlands in Lemon Creek include land use controls and a 150-foot setback from the natural area. The Freshwater Wetlands Act protects wetlands of at least 12.4 acres, thus excluding smaller ponds in the GAPC that also provide habitats for birds and animals. To save these from imminent development pressures, the DEC Commissioner should designate them as falling within the purview of the Act.

5. Public Acquisition - Portions of the drainage basins GAPC are under consideration for acquisition as a wildlife management area in the state park system.

6. DEC Division of Fish and Wildlife - This DEC Division is involved in a number of activities relating to fish and wildlife propagation and management. This includes stocking programs as well as introduction of species to appropriate areas.

7. US Army Corps - A beachfill and groin construction plan for South Richmond has been proposed by the United States Army Corps of Engineers. Project priority and plan staging (based on beach segments or reaches) are unclear.

D. ADDITIONAL MANAGEMENT AUTHORITIES NECESSARY:

Coastal Management Program - Should the federal government approve New York State's Coastal Management Program, money will be available to meet two of the management objectives for the drainage basins area. Money could be used to purchase land to provide access to valuable public lands. Money could also be used to redesign the proposed sewer plan so that it supports existing drainage patterns, natural open space, and critical habitat areas.

In addition, new legislation is being developed that would establish the authority for non-structural controls in erosion-prone areas, such as those within the drainage basins GAPC.

E. IMPLEMENTING AGENCIES:

1. New York City.
2. Department of Environmental Conservation.
3. Office of Parks and Recreation.
4. US Army Corps of Engineers.
5. Coastal Management Program.

I. GENERAL DESCRIPTION OF GEOGRAPHIC AREA OF PARTICULAR CONCERN (GAPC)

A. NAME: Hempstead Harbor

B. LOCATION AND BOUNDARIES (IF AVAILABLE): The GAPC is located in the north-eastern section of the Town of North Hempstead and the northwestern section of the Town of Oyster Bay. Portions of the Villages of Roslyn, Roslyn Harbor and Flower Hill are included. The GAPC is bounded on the west by the western boundary of the Port Washington sand pits and West Shore Road; on the south by Old Northern Boulevard; and on the east by Bryant Avenue, Intervale Avenue, Shore Road, the eastern boundary of the LILCO property, Glenwood Lane, Kissam Lane and the west boundary of the North Shore Country Club. On the north, it is bounded by the northern limits of the Village of Sea Cliff and by a line extended from the northwest corner of the Village across the harbor to the Sands Point Village line.

C. OWNERSHIP: The major land owners are Nassau County, the Town of North Hempstead, the Town of Oyster Bay, the Village of Roslyn, Moorewood Realty, Penn Realty, Malman, LILCO, the New York Telephone Company, and the Roslyn Water District. In addition, there are miscellaneous industrial and commercial buildings and parcels and individual residences. The latter are mostly confined to the Village of Roslyn Harbor.

D. PHYSICAL/NATURAL FEATURES: Water depths in the northern portion of the Harbor (north of Bar Beach and Glenwood Landing) are generally 10-15 feet at MLW, which allow petroleum barges to enter at high tide. The southern portion of the Harbor (including Roslyn Harbor) is shallow, with a channel less than 6 feet deep. The mean tidal range throughout the Harbor is over 7 feet; tidal flushing is relatively poor south of Bar Beach and Glenwood Landing.

This is a major harbor with industrial, commercial and utility uses located along much of the waterfront. Adjacent to the harbor there are tidal wetlands, and on county land there are freshwater wetlands. The largest sand mining area on Long Island is in the western portion of the GAPC. The harbor is bordered by steep bluffs and headlands. Numerous waterfowl feed on the tidal flats. The harbor is now closed to shellfishing and occasionally closed to bathing.

E. PRESENT USES: The sand mining operation on the western side of the harbor originally encompassed more than 1,000 acres. That use still exists, occupying a portion of the area. In addition, there are parks and beaches, a landfill, an incinerator, and an industrial park. A mixture of low density uses, along with a power plant, oil storage sites, marine commercial areas and public beaches occupy the east side; while a somewhat different combination of industrial and commercial uses, including existing and abandoned oil storage sites (abandoned barges are also found here) intermixed with residential uses -- some of which are in a substandard condition -- occupy the south end of the harbor.

F. ZONING: The portion in the Town of North Hempstead is zoned for Planned Industrial, Industrial B and R-1 Residence (20,000 sq. ft. lots). The zoning in Oyster Bay Town is Residential C (10,000 sq. ft. lots) and Residence O (7,000 sq. ft. lots). There is also some land zoned F (Neighborhood Business), G (General Business) and N (Light Industrial). The portion in the Village of Roslyn is in Light Industrial and Business Zones. The Business Zone is also part of the Village Historic District. The part in the Villages of Flower Hill

and Roslyn Harbor is zoned R-1 which allows single family homes on lots with an acre or more.

G. EXISTING PLANS FOR AREA USE: The Nassau-Suffolk Comprehensive Plan recommended a large planned unit development for the sand pit area. Such a development would include medium to high density housing, commercial and industrial enterprises, institutional uses and a large park area at the northern end and along the waterfront. The plan calls for commercial and recreational uses along the southern end of the harbor and a combination of open space, low density, industrial and utility uses along the east side.

The Town of North Hempstead Plan recommended a self-contained residential development in the sand pit area, an industrial park at the south end and 200 acres of additional park area at the northern end. The plan recommended public use of the entire west shore of the harbor.

The Town of Oyster Bay Plan recommended changing the waterfront area in Glenwood Landing from predominantly industrial to an area with marine related commercial uses and increased public access. The Village of Roslyn waterfront plan emphasized historic and wetlands preservation at the southern end of the harbor. The plan proposed the expansion of recreation opportunities on the waterfront and the creation of a pedestrian linkage to the Roslyn central business district.

H. ADJOINING AREAS: The area to the east and west of this harbor is developed with single family residential units at densities ranging from less than one to seven dwelling units per acre. The area to the south is the Roslyn business district, which includes a large park area and a cluster of relatively high single and multi-family housing.

II. RATIONALE FOR GAPC DESIGNATION

A. COASTAL ISSUES: Five of the eleven New York State - identified coastal issues are applicable to this GAPC and are most in need of immediate management attention. The designation of Hempstead Harbor as a GAPC will help to resolve some of the problems associated with the following five New York State - identified coastal issues:

1. ENERGY RESOURCES - At the present time, Hempstead Harbor is a site for both a steam-generating plant and a gas turbine plant. The Long Island Lighting Company plants in this harbor are directly tied into other parts of the State power system. The harbor is used for the importation of petroleum products.

2. ECONOMIC ACTIVITY - The exporting of sand and gravel has been an activity in this harbor for more than a century. Most of the major construction in New York City and the metropolitan region was dependent on the resources in this harbor. There will be some continued dependency for the next 20 years. Another major economic activity is the importation of stone products which come primarily from the upstate area.

3. RECREATION - For many years, town beaches provided major recreation opportunities in the harbor. In the last decade, Nassau established a county beach to serve the needs of north shore residents. This beach provides access to the waters of Hempstead Harbor and Long Island Sound. The gradual phasing out of industrial uses offers unique opportunities for expansion of recreation in this heavily developed portion of the region.

4. PUBLIC ACCESS - Since a large portion of the harbor is underdeveloped or used for commercial, industrial, and public uses that will ultimately be obsolete, there is a possibility of extensive public access to the waterfront. Some parts of the waterfront have good access via the surrounding road system, which can accommodate the traffic that would be generated by improved public access.

5. COASTAL AESTHETICS - A viaduct, State Route 25A, exists at the southern end of the harbor. It provides a view of the entire harbor to the north and the historic Village of Roslyn, which is located at the south end of the harbor. The view from the viaduct and from other parts of the harbor is obstructed by certain facilities that could be removed in the future.

B. CRITERIA SATISFIED AND WHY:

1. It is an area where the access to or utilization of coastal waters are of statewide significance for economic, transportation, and research reasons. The harbor has existing power plants and could be the site for a new plant when the current steam-generating facility becomes obsolete in the 1980's. There are transshipment operations for petroleum products and stone products from other parts of the State and region.

2. It is an area containing commercially important reserves of non-renewable resources which are of statewide significance. The area contains commercially important reserves of sand and gravel that are used in the metropolitan region.

3. It is an area where the access to and utilization of coastal waters are of statewide significance for recreational reasons. There is existing recreational use in the harbor and the removal of industrial uses in the future creates the opportunity to establish new recreational facilities of statewide value. A number of sites on the harbor can be used for increased public access to and utilization of the waters of Long Island Sound. Hempstead Harbor is a major harbor of refuge; recreational boat launching and servicing facilities could easily be accommodated there.

4. It is an urban area where the competition between commercial, industrial, residential, recreational, and environmental resources has or may have effects on statewide interests relating to the eleven coastal issue areas most significant to New York State. Hempstead Harbor is centrally located on Nassau County's north shore and offers a large protected area. Historically, it was devoted to commercially oriented uses. The large population increases in recent decades have created pressures for increased public access and recreational uses, such as swimming and boating activities. The need for electric generating capacity and oil importation also add to the competition for space along the harbor front.

III. MANAGEMENT PROGRAM

A. MANAGEMENT OBJECTIVE:

1. To convert this harbor from one with predominantly industrial uses to one that increases public access, recreational opportunities, and marine commercial uses.

B. PRIORITY USES:

1. High: recreational uses, public access, power generation, petroleum products, importation, trap rock importation, marine commercial uses.

2. Low: oil storage on shore, land fill at the shore edge, housing units immediately adjacent to shore.

C. EXISTING MANAGEMENT AUTHORITIES:

1. Local Zoning - The Towns of North Hempstead and Oyster Bay have zoning authority. The Villages of Roslyn Harbor and Flower Hill have zoning and subdivision authority within the GAPC. The County Planning Commission reviews zoning activities throughout most of the GAPC and has subdivision authority in the unincorporated area of the towns.

2. Capital Facilities Programming - All municipalities having jurisdiction within the GAPC have the power to construct capital facilities. By choosing to build roads, sewers, and other facilities in certain areas, development can be either attracted to or discouraged from locating in that area.

3. Public Acquisition - Local government has the ability to purchase land or rights to land. This power can be used to provide increased access to Hempstead Harbor for recreational purposes. The State Office of Parks and Recreation could offer financial assistance for the creation of new boating access facilities.

D. ADDITIONAL MANAGEMENT AUTHORITIES NECESSARY:

1. Coordinating Committee - A coordinating committee from the two towns, three villages, and the county should be formed. This committee would be helpful in reviewing proposals for the Hempstead Harbor and recommending various public actions that would be necessary to implement an overall plan for the area.

2. Coastal Management Program - Should the federal government approve New York State's Coastal Management Program, money will be available to New York State for various implementation activities. This money could be used to purchase land or rights to land to provide access to Hempstead Harbor. The money could also be used for redevelopment plans, site plans, or project plans for the lands adjacent to Hempstead Harbor.

E. IMPLEMENTING AGENCIES:

1. Villages of Roslyn, Roslyn Harbor, Flower Hill.
2. Towns of North Hempstead and Oyster Bay.
3. Nassau County.
4. N. Y. S. Office of Parks and Recreation.
5. Coastal Management Program.

I. GENERAL DESCRIPTION OF GEOGRAPHIC AREA OF PARTICULAR CONCERN (GAPC)

A. NAME: Cold Spring Harbor

B. LOCATION AND BOUNDARIES (IF AVAILABLE): The GAPC is located on the north shore at the border of Nassau and Suffolk Counties in the Towns of Oyster Bay and Huntington and the Village of Laurel Hollow. It is bounded on the north by the Lloyd Harbor Village line; on the east by Shore Road, the New York State Right-of-Way, Lawrence Hill Road and Route 108 (Harbor Road); on the south by Stillwell Lane; and on the west by the western boundaries of the lands of Nature Conservancy, St. John's Church, the Cold Spring Harbor Laboratory, and a line across the harbor to the place of beginning.

C. OWNERSHIP: The major land owners are the Town of Huntington, Cold Spring Harbor Laboratory, St. John's Church, New York State, Nature Conservancy, Village of Laurel Hollow, Cold Spring Harbor Yacht Club, Mobil Oil Co., two property owners associations, and a few private individuals.

D. PHYSICAL/NATURAL FEATURES: The harbor contains tidal wetlands, sandy beaches and connected freshwater ponds and wetlands south of the harbor. There are forested headlands to the east and west that provide an overview of the entire harbor area.

Water depths in the northern portion of the harbor (north of Cold Spring Beach) are generally 15-17 feet at MLW, which allow petroleum barges access. The inner harbor (south of Cold Spring Beach) is extremely shallow except for a short deep channel (7-13 feet at MLW) at the northeastern corner that serves a yacht club. Tidal flushing is relatively poor throughout the inner harbor and in those portions north of Cold Spring Beach within the GAPC. The southern portion of the harbor is closed to shellfishing. Hard clams, and oysters can be harvested in the northern portion.

E. PRESENT USES: Within the GAPC, there are public and private recreational uses, an oil storage facility plant, a library, beach, laboratory, restaurant, residences and some vacant land.

F. ZONING: The zoning in the Village of Lloyd Harbor provides for single family homes on two-acre lots. The zoning in Huntington is in two residential categories: R80 (two-acre lots) and R5 (5,000 square foot lots). There is also a general business district.

G. EXISTING PLANS FOR AREA USE: The Town of Huntington plan calls for recreational use along the entire shore. The Laurel Hollow plan envisions no change in the institutional or open space uses. The bi-county plan calls for a continuous recreational strip along the harbor and removal of all commercial and industrial uses from the immediate shore edge. The Nassau County plan calls for a buffer strip at the edge of the west side of the harbor and adjacent to the ponds. The Long Island State Park and Recreation Commission owns a right-of-way on the east side of the harbor and at one time planned a parkway extension on the land.

H. ADJOINING AREAS: The area to the east includes the Cold Spring Harbor business district. The areas to the south and west are predominantly single family homes on large lots.

II. RATIONALE FOR GAPC DESIGNATION

A. COASTAL ISSUES: Five of the eleven New York State - identified coastal issues are applicable to this GAPC and are most in need of immediate management attention. The designation of Cold Spring Harbor as a GAPC will help to resolve some of the problems associated with the following five New York State - identified coastal issues:

1. WATER QUALITY - This is a scenic harbor primarily used for institutional and recreational uses. There are extensive tidal wetlands in the harbor. At present, jurisdiction is divided between two counties, two towns and one village. Poor water quality has forced the closing of the southern portion of the harbor to shellfishing.

2. FISH AND WILDLIFE - The wetlands provide a natural setting for fish and wildlife. The State Fish Hatchery within this GAPC is a man-made habitat and is used to supplement natural habitats in other parts of Long Island. The northern portion of the harbor is open to shellfishing. Shellfish beds in the southern portions of the harbor are threatened by poor water quality.

3. PUBLIC ACCESS - There is extensive public ownership in the entire harbor area. However, private uses on leased land, and general inaccessibility to the waterfront has limited public access in this harbor that is bordered by State Route 25A.

4. RECREATION - The harbor offers opportunities for active recreation, such as boating, along with various types of passive recreation once the public access opportunities are increased and uses such as oil storage are removed from the waterfront.

5. COASTAL AESTHETICS - This GAPC is generally recognized as being one of the most scenic areas on all of Long Island. The views from the hills on each side of the harbor, across the ponds south of Route 25A and directly out into the harbor from the state road are very important. They can be protected and indeed improved.

B. CRITERIA SATISFIED AND WHY:

1. It is an area including freshwater and tidal wetlands regulated under the State's Freshwater and Tidal Wetlands' Programs. Existing tidal and freshwater wetlands provide habitat for a variety of fish and fish species. St. John's Marsh is a particularly valuable habitat area.

2. It is an area where the access to and utilization of coastal waters are of statewide significance for recreational reasons. This harbor is very accessible to major roads and there is direct access from the harbor to Long Island Sound. Therefore, increased access for boat launching is one possibility for some of the land in the harbor.

3. It is an area of substantial statewide recreational value which is already in public ownership or use. Most of the land is already in public ownership. Recreational boating and fishing are important activities in the harbor area. However, increased active and passive recreational uses can be accommodated.

4. It is an area that has widespread recognition as being scenic. The entire harbor is an exceptionally scenic and historic area. The removal of oil storage and other incompatible commercial uses can enhance the aesthetic quality of Cold Spring Harbor.

III. MANAGEMENT PROGRAM

A. MANAGEMENT OBJECTIVES:

1. To retain the scenic quality in the Cold Spring Harbor area.
2. To preserve the natural resources in the inner harbor and the inland streams and ponds.
3. To provide additional public access to the harbor area.

B. PRIORITY USES:

1. High: recreational boating, public access facilities, marine commercial facilities.
2. Low: non-marine commercial uses, industry, uses discharging pollutants directly into harbor waters.

C. EXISTING MANAGEMENT AUTHORITIES:

1. Local Zoning - The Town of Huntington and the Village of Laurel Hollow have zoning and subdivision control. The counties have zoning review over some of the land in the harbor. These zoning regulations should be amended so that the unique scenic quality of the area can be preserved and protected.
2. State Wetlands Laws - The State Tidal and Freshwater Wetlands Laws can be used to preserve valuable habitat areas within the Cold Spring Harbor area. Tidal wetlands directly adjacent to the Harbor and freshwater wetlands further inland will be protected.
3. State Pollutant Discharge Elimination System (SPDES) - SPDES permits will help to limit the discharge of pollutants directly into the waters of the harbor. This will protect existing shellfishing, swimming, and boating areas and with luck, restore shellfishing in the southern portions of the Harbor.

D. ADDITIONAL MANAGEMENT AUTHORITIES NECESSARY:

Coastal Management Program - Should the Coastal Management Program be approved by the federal government, money would be available to New York's Coastal Management Program to provide access to important public recreational areas such as Cold Spring Harbor.

In addition, new authority would be necessary to provide for the State's use of its own capital construction and permit issuing powers to discourage development in coastal resources areas, including scenic areas such as Cold Spring Harbor.

E. IMPLEMENTING AGENCIES:

1. Towns of Oyster Bay and Huntington.
2. Village of Laurel Hollow.
3. Nassau and Suffolk Counties.
4. Department of Environmental Conservation.
5. Coastal Management Program.

I. GENERAL DESCRIPTION OF GEOGRAPHIC AREA OF PARTICULAR CONCERN (GAPC)

A. NAME: Kings Park-San Remo

B. LOCATION AND BOUNDARIES (IF AVAILABLE): This GAPC is located in the Town of Smithtown adjacent to the Nissequogue River. It is bounded on the north by the river; on the east by the Smithtown Landing Country Club; on the south by Landing Avenue, Highland Road, Walnut Road, Riviera Dock Road, Birch Road and St. Johnland Road; and on the west by Old Dock Road.

C. OWNERSHIP: Most of the land is owned by the State of New York, Suffolk County, the Town of Smithtown, and the San Remo Civic Association. There are small parcels that are privately owned.

D. PHYSICAL/NATURAL FEATURES: The GAPC includes extensive tidal wetlands and headlands. A portion of the GAPC is within the 100 year flood plain.

E. PRESENT USES: of the GAPC. Undeveloped town and county parkland and the mostly underdeveloped Civic Association land occupy most of the remainder of the shorefront. In addition, there is a sewage treatment plant, small marine commercial activities and single family homes, some of which are in substandard condition.

F. ZONING: A small portion of the land is zoned for neighborhood business. The greater part is in residential categories with lot sizes of 10,000, 21,000 and 43,000 square feet.

G. EXISTING PLANS FOR AREA USE: The original town plan proposed low density residences and public lands in this area and recommended new dock facilities at San Remo. The bi-county plan recommended institutional and residential uses primarily, plus recreation and conservation uses.

H. ADJOINING AREAS: Extensive areas of small lot single family developments, state and town parks, and the remaining portions of the State Psychiatric Center are adjacent to the GAPC.

II. RATIONALE FOR GAPC DESIGNATION

A. COASTAL ISSUES: Six of the eleven New York State - identified coastal issues are applicable to this GAPC and are most in need of immediate management attention. The designation of Kings Park - San Remo as a GAPC will help to resolve some of the problems associated with the following six New York State - identified coastal issues:

1. WATER QUALITY - The portion of the Nissequogue River that borders this GAPC is one of four river valley areas on Long Island that is either designated as a scenic or wild river or is recommended for this type of protection. Preserving the water quality of the river will enhance the existing valuable habitat area within the GAPC.

2. FISH AND WILDLIFE - There are extensive wetlands that extend the entire length of this GAPC and form a significant habitat area. These wetlands need protection from the high density housing with cesspools.

3. PUBLIC ACCESS - Even though there are State, county and town holdings throughout this GAPC, the amount of public access to the river and the adjacent Long Island Sound is quite limited.

4. RECREATION - A well used state park to the west of this GAPC provides for most of the active recreation in this vicinity. Some land within the GAPC could be used for other recreational uses that would be complementary to the state park.

5. FLOODING AND EROSION - Some sections of this GAPC are subject to flooding from the river. The construction of additional housing units would have an adverse effect on the river and could create serious problems for owners of the units. Erosion occurs in the bluff area, most of which is presently under the control of the State Department of Mental Hygiene.

6. COASTAL AESTHETICS - The entire Nissequogue River is one of the most scenic areas of Long Island and certain changes within this GAPC can enhance the view both from the water and the nearby land.

B. CRITERIA SATISFIED AND WHY:

1. It is an area that includes tidal wetlands regulated under the State's Tidal Wetlands' Programs. There are extensive tidal wetlands in the GAPC.

2. It is an area of high natural productivity or essential habitat so designated as of statewide significance by DEC. The area provides habitat for a variety of species and includes a DEC-designated prime wildlife area.

3. It is an area of substantial statewide recreational value which is already in public ownership. Since Kings Park - San Remo is generally a wildlife preserve area, passive recreational uses are important. Limited facilities could be provided for regional or statewide use.

III. MANAGEMENT PROGRAM

A. MANAGEMENT OBJECTIVES:

1. To preserve the wetlands in the area and enhance the scenic qualities that already exist.

2. To convert the State Psychiatric Hospital property (that in the near future will be surplus) to a combination of residential and recreational uses.

3. To provide additional public access to existing state lands.

B. PRIORITY USES:

1. High: open space along the river, passive recreation uses, some residential.

2. Low: marine commercial uses, residential development along the river and in flood prone areas.

C. EXISTING MANAGEMENT AUTHORITIES:

1. Local Zoning - The Town of Smithtown has zoning authority within the Kings Park - San Demo GAPC. Zoning amendments should reflect the need to preserve the natural areas within the GAPC.
2. State Tidal Wetlands Law - The Tidal Wetlands Program will help to ensure that existing valuable tidal wetlands can be preserved.
3. State Ownership: A large portion of the GAPC is owned by New York State. Most of this land is composed of the Kings Park Psychiatric Center, an obsolete and aging facility. Much of this land could be used to provide additional access to the Nissequogue River and additional recreational facilities.
4. State Capital Construction Powers - OPR could construct boat launching ramps and marina facilities to increase access to the Nissequogue River, and therefore, the Long Island Sound.
5. State Pollutant Discharge Elimination System (SPDES) - The hospital sewage treatment plant is now run by Suffolk County and may in fact need to be expanded. A SPDES permit will assure that any discharge from the plant does not contravene existing area water quality levels.
6. Public Access to Fishing Program - DEC's Division of Fish and Wildlife can enter into agreements with private landowners to provide access to fishing areas such as the Nissequogue River.

D. ADDITIONAL MANAGEMENT AUTHORITIES NECESSARY:

Coastal Management Program - Money would be available for two areas relevant to management objectives for Kings Park - San Remo should New York's Coastal Management Program be approved by the federal government. Money could be used to purchase land to provide access to the river for fishing and boating. Money could also be used for a redevelopment plan covering the 670 acres of land covered by the State Psychiatric facility. The future development of this surplus land is vital to the remaining portions of the GAPC.

E. IMPLEMENTING AGENCIES:

1. Town of Smithtown.
2. Office of Parks and Recreation.
3. Department of Environmental Conservation.
4. Department of Mental Hygiene
5. Coastal Management Program.

I. GENERAL DESCRIPTION OF GEOGRAPHIC AREA OF PARTICULAR CONCERN (GAPC)

A. NAME: Port Jefferson Harbor

B. LOCATION AND BOUNDARIES (IF AVAILABLE): Port Jefferson Harbor is located on the north shore of Suffolk County, in the Village of Port Jefferson, between the Villages of Poquott and Belle Terre. The GAPC includes the harbor and a portion of the central business district. It is bounded on the north by the Village of Belle Terre and Poquott, on the east by East Broadway and East Main Street, on the south by East Main Street extended to Barnum Avenue, and on the west by Barnum Avenue, West Broadway and Beach Road.

C. OWNERSHIP: The GAPC is characterized by private ownership. Private owners are primarily marine commercial users. Long Island Lighting Company also owns a large tract of land.

D. PHYSICAL/NATURAL FEATURES: Numerous steep slopes, some rising up to 250', surround the harbor and further south, east, and west around the village proper. Dense woods penetrate the residential development on sloping hillsides surrounding the Main Street commercial development. The immediate shore area is within the 100 year flood plain. Water depths are generally 10-20 feet at mean low water except for the main navigation channel, which is 25 feet at mean low water (300 feet wide) and provides access for petroleum barges and tankers (at high tide).

E. PRESENT USES: The present uses in the village consist of industry and commercial waterfront along the harbor area. Main Street is predominantly commercial and surrounded by residential development. East Main Street, which connects Main Street and Broadway, consists of restaurants and a large number of antique shops from Thompson Street to Broadway.

F. ZONING: The following are the Port Jefferson Village zoning categories in the harbor area:

R-82	Single Family Residence (15,000 sq. ft.)
C-1	Central Commercial
I-1	Waterfront Industrial
MW	Marina-Waterfront
	Zoning District Boundary

G. EXISTING PLANS FOR AREA USE: The village master plan calls for shifting industry on the eastern side of the harbor to the western side. Similarly, the Nassau-Suffolk Comprehensive Plan proposes shifting industry to the western harbor side and adding waterfront commercial and recreational uses on the east side.

H. ADJOINING AREAS: The area to the east and west contains low and medium density residential development and to the south is the remainder of the Port Jefferson central business district.

II. RATIONALE FOR GAPC DESIGNATION

A. COASTAL ISSUES: Three of the eleven New York State - identified coastal issues are applicable to this GAPC and are most in need of immediate management attention. The designation of Port Jefferson Harbor will help to resolve some of the problems associated with the following three New York State - identified coastal issues:

1. ENERGY DEVELOPMENT - This harbor accommodates a Long Island Lighting Company power plant and continues to be a transshipment point for petroleum products.

2. ECONOMIC ACTIVITIES - The harbor has been a transshipment point for petroleum products, sand and gravel, and stone products. Importation of petroleum and stone products is still a major function of the harbor. Other commercial developments include a ferry terminal which ties Long Island to Bridgeport, Conn., and other marine commercial facilities such as marinas and retail boat outlets.

3. RECREATION - Port Jefferson Harbor is in the fastest growing portion of Long Island and is one of the few areas that can provide extensive boating activities and access to Long Island Sound. The Long Island Sound Study identified Port Jefferson Harbor as one which must accommodate a large amount of the projected increase in boating activities.

B. CRITERIA SATISFIED AND WHY:

1. It is an area where the access to or utilization of coastal waters are of statewide significance for economic, transportation, and research reasons. The Port Jefferson Harbor has been proposed as a deepwater port. However, this does not appear feasible given the increasing recreational demand. It will continue as a site for electric generation until the existing facility becomes obsolete. It is the major transfer point where tankers connect into the interior oil pipeline system. Certain existing water-dependent industrial uses are expected to remain as well.

2. It is an area where the access to and utilization of coastal waters are of statewide significance for recreational reasons. Port Jefferson is a protected harbor in a region with rapid population increases. There is a concomitant increase in recreational boating. Port Jefferson is an ideal location for increased recreational boating facilities.

III. MANAGEMENT PROGRAM

A. MANAGEMENT OBJECTIVES:

1. To consolidate water dependent industry and commerce in the northwest portion of the harbor and thus increase recreational opportunities in the remaining portions.

B. PRIORITY USES:

1. High: recreational boating and related facilities, marine commercial uses.

2. Low: non-water dependent industry, continued use of oil storage facilities.

C. EXISTING MANAGEMENT AUTHORITIES:

1. Local Zoning - The Village of Port Jefferson has zoning and subdivision powers within the Port Jefferson Harbor GAPC. The village ordinance should reflect the need to concentrate water dependent industry so that marine commercial uses and recreational boating can be accommodated.

2. Local Capital Programming Powers - Local capital programming powers could be used to discourage or encourage certain uses within Port Jefferson Harbor. New roads, lighting, and sewer lines might be provided in the northwest section of the Harbor so that water related industry is encouraged to relocate there.

3. State Capital Construction Powers - The Office of Parks and Recreation has the power to construct facilities such as public boat launching ramps and marina facilities to accommodate increased use of the Harbor by recreational boaters.

D. ADDITIONAL MANAGEMENT AUTHORITIES NECESSARY:

Coastal Management Program - Money would be available to New York State for provision of access to Port Jefferson Harbor should the federal government approve New York's Coastal Management Program.

In addition, new legislation is necessary to provide the authority to assign locational priority for water-dependent uses. The Coastal Management Program would designate the northwest portion of the Harbor as appropriate for water-dependent industry.

New authority is also necessary to provide encouragement for economic activity in areas identified as important for that purpose. This authority would provide for quick processing of permits or preclearing of sites in the northwest portion of Port Jefferson Harbor for water-dependent industry. The same might be done for marine commercial uses in other sections of the Harbor.

E. IMPLEMENTING AGENCIES:

1. Village of Port Jefferson.
2. Office of Parks and Recreation.
3. Coastal Management Program.

I. GENERAL DESCRIPTION OF GEOGRAPHIC AREA OF PARTICULAR CONCERN (GAPC)

A. NAME: Cow Neck

B. LOCATION AND BOUNDARIES (IF AVAILABLE): The GAPC is located in the northern portion of the Town of Southampton. It is bounded on the west and north by Great Peconic Bay; on the east by North Sea Road, Scott Road, and Millstone Brook Road; and on the south by Bullhead Bay.

C. OWNERHSIP: More than three-quarters of the GAPC is owned by private owners; this accounts for over 1,000 acres. The Nature Conservancy is also a major owner, and the Town of Southampton owns some of the wetlands. There are two other owners of five or more acres.

D. PHYSICAL/NATURAL FEATURES: Most of the area is included in a large estate with freshwater and tidal wetlands, agricultural land, forest, and a few residential buildings. There are bluffs on the west and dunes on the north. In addition, there are preserve areas, approximately 75 single family houses and a private yacht club.

E. PRESENT USES: The largest part of the GAPC is used as a private estate. The single family homes are clustered in the southern part of the GAPC.

F. ZONING: The land is zoned R60, which permits single family homes on 60,000 square foot lots. There is a tidal flood plain overlay district that covers one-half of the GAPC.

G. EXISTING PLANS FOR AREA USE: The Nassau-Suffolk Comprehensive Plan recommends wetlands preservation and low and rural density residential development. The Town of Southampton Plan shows a large portion as an upland preserve with the remainder designated for suburban and beach residential development.

H. ADJOINING AREAS: The area to the east and south has a federal wildlife preserve and some additional nature conservancy land along with scattered seasonal and year-round dwellings and some tracts of vacant land.

II. RATIONALE FOR GAPC DESIGNATION

A. COASTAL ISSUES: Four of the eleven New York State - identified coastal issues are applicable to this GAPC and are most in need of immediate management attention. The designation of Cow Neck as a GAPC will help to resolve some of the problems associated with the following four New York State - identified coastal issues:

1. WATER QUALITY - The GAPC contains a combination of tidal and fresh water wetlands. It is vital that area water quality be maintained to protect these wetland areas.

2. FISH AND WILDLIFE - Cow Neck comprises well over 1,000 acres, most of which have remained unchanged for years. This natural area is a unique breeding ground for fish and wildlife.

3. RECREATION - Various passive recreation opportunities exist. Hiking, trails, birdwatching, or picnic areas are all potential recreational uses that could be accommodated within Cow Neck.

4. AGRICULTURAL RESOURCES - The farmland on the south fork of Long Island, because of excellent soil and the long growing season, creates highly valuable agricultural resources. Farmland throughout the coastal zone and indeed throughout the State is disappearing. Cow Neck agricultural land should be preserved.

B. CRITERIA SATISFIED AND WHY:

1. It is an area that includes freshwater and tidal wetlands regulated under the State's Freshwater and Tidal Wetlands' Programs.

2. It is a unique or scarce natural habitat characterized by a statewide frame of reference. The large untouched area is a unique breeding ground for fish and wildlife in eastern Suffolk County. Given the fact that the remaining vacant land on Long Island is under severe development pressure, this natural habitat area is extremely valuable.

3. It is an area of potential statewide recreational value not yet in public ownership or use. Passive recreation uses could be accommodated on Cow Neck. Over 1,000 acres of natural open space exists.

III. MANAGEMENT PROGRAM

A. MANAGEMENT OBJECTIVES:

1. To maintain the freshwater and tidal wetlands.
2. To maintain existing agricultural land as agricultural land.

B. PRIORITY USES:

1. High: natural open space, agricultural uses, passive recreation.
2. Low: residential development, marine commercial uses.

C. EXISTING MANAGEMENT AUTHORITIES:

1. Local Zoning - The Town of Southampton has subdivision and zoning control throughout the GAPC. The zoning ordinance might be amended to allow for some open space and even lower density housing than the present 1 and 1/2 acre minimum lot size.

2. Transfer of Development Rights - The Town of Southampton has incorporated a form of transfer of development rights in its zoning ordinance for the express purpose of preserving agricultural lands. The farmland within Cow Neck can be preserved using this method.

3. Purchase of Development Rights - Suffolk County has pioneered in the purchase of development rights for the purpose of preserving agricultural lands. Cow Neck might be preserved using this method as well.

4. Agricultural Districts Program - This program is the principal procedure at the State level to preserve agricultural land. Cow Neck should be included within an agricultural district.

5. Tidal and Freshwater Wetlands' Programs - The existing wetlands on Cow Neck, both tidal and freshwater, are protected from most forms of development by the State Wetlands' Laws.

D. ADDITIONAL MANAGEMENT AUTHORITIES NECESSARY:

Coastal Management Program - Legislation is necessary to establish the authority to limit the type and extent of development in dune areas such as those on Cow Neck.

E. IMPLEMENTING AGENCIES:

1. Town of Southampton.
2. Suffolk County.
3. Agricultural Resources Commission.
4. Department of Environmental Conservation.

I. GENERAL DESCRIPTION OF GEOGRAPHIC AREA OF PARTICULAR CONCERN (GAPC)

A. NAME: Robins Island

B. LOCATION AND BOUNDARIES (IF AVAILABLE): Robins Island is in Peconic Bay in the Town of Southold immediately south of the community of New Suffolk.

C. OWNERSHIP: The Island is entirely owned by one private landowner.

D. PHYSICAL/NATURAL FEATURES: The 445-acre island is currently an estate with woods, open fields, tidal and freshwater wetlands, dunes, and a beach area.

E. PRESENT USES: It is presently being used as a summer residence.

F. ZONING: The Island is zoned as a residential-agricultural district which requires minimum lot sizes of one acre.

G. EXISTING PLANS FOR AREA USE: The Town of Southold Comprehensive Plan recommends low density residential use for the island. The Nassau-Suffolk Comprehensive Plan recommends that it be used for parks and conservation purposes.

H. ADJOINING AREAS: The nearest mainland area, New Suffolk, is a small waterfront community with residential and marine commercial and restaurant uses along the shore.

II. RATIONALE FOR GAPC DESIGNATION

A. COASTAL ISSUES: Two of the eleven New York State - identified coastal issues are applicable to this GAPC and are most in need of immediate management attention. The designation of Robins Island as a GAPC will help to resolve some of the problems associated with the following two New York State - identified coastal issues:

1. FISH AND WILDLIFE - The Island has a combination of woods, open fields, and both tidal and freshwater wetlands; these features makes it a unique wildlife habitat. Since access to the island is controlled and its use is limited to a summer estate, its existence as a habitat area is further enhanced.

2. RECREATION - The wildlife habitat area plus a beach on part of the island makes Robins Island a potentially valuable public recreation area.

B. CRITERIA SATISFIED AND WHY:

1. It is an area that includes freshwater and tidal wetlands regulated under the State's Freshwater and Tidal Wetlands' Programs.

2. It is an area of potential statewide recreational value not yet in public ownership or use. The Island has potential for regional recreational uses. It could be utilized as a limited use park stressing the natural environment of the Island. A passenger ferry service from New Suffolk could provide public access.

3. It is a unique or scarce natural habitat characterized by a statewide geographic frame of reference. Given the small amounts of open space left on Long Island, large parcels of natural habitat are particularly valuable. Robins Island is scarce and unique when viewed in the context of the high level of development pressure on Long Island.

III. MANAGEMENT PROGRAM

A. MANAGEMENT OBJECTIVES:

1. To retain Robins Island as natural open space.
2. To allow some public access for passive recreational uses.

B. PRIORITY USES:

1. High: passive recreational uses, natural open space.
2. Low: development that would adversely affect the natural character of the Island.

C. EXISTING MANAGEMENT AUTHORITIES:

1. Local Zoning - The Town of Southold exercises zoning and subdivision control on Robins Island, and Suffolk County reviews zoning actions pertaining to the Island. The zoning ordinance might be amended for large minimum lot sizes or conservation land.
2. Public Purchase - Suffolk County has considered purchasing Robins Island. The high cost involved however indicates that the State be involved as well. Either OPR or DEC might purchase the Island for public recreational purposes.
3. State Wetlands Laws - The tidal and freshwater wetlands on Robins Island are afforded protection from development by the State Tidal and Freshwater Wetlands' Laws.

D. ADDITIONAL MANAGEMENT AUTHORITIES NECESSARY:

Coastal Management Program - Should the Coastal Management Program be approved by the federal government, funds would become available under Section 315 of the Coastal Zone Management Act for the preservation of islands.

In addition, legislation is necessary to establish the authority to limit the types and extent of development in dune areas such as those on portions of Robins Island.

E. IMPLEMENTING AGENCIES:

1. Town of Southold.
2. Suffolk County.
3. Office of Parks and Recreation.
4. Department of Environmental Conservation.
5. Coastal Management Program.

I. GENERAL DESCRIPTION OF GEOGRAPHIC AREA OF PARTICULAR CONCERN (GAPC)

A. NAME: Shelter Island (Mashomack)

B. LOCATION AND BOUNDARIES (IF AVAILABLE): The GAPC is located in the southeastern portion of the Town of Shelter Island. It is bounded by water bodies on three sides and by Ferry Road on the west. The entire island is not included as part of the GAPC.

C. OWNERHSIP: Virtually, all of the more than 2,000 acres are owned by the Alon Realty Co. There are 15 residential parcels held by other owners but located within the exterior boundaries of the Alon Realty Co. property.

D. PHYSICAL/NATURAL FEATURES: The area has open fields, wooded areas, tidal and freshwater wetlands and sandy beach areas, dunes and bluffs.

E. PRESENT USES: The area contains low density residential uses; specifically, a large estate and 14 individual seasonal dwellings.

F. ZONING: The land is zoned AA residential, which requires a minimum lot size of two acres.

G. EXISTING PLANS FOR AREA USE: The town plan calls for preservation of the environmentally sensitive portions of the estate by clustering the housing that is allowed on the property into the central portion of the GAPC. The Nassau-Suffolk Comprehensive Plan recommended preservation of the property for parks and conservation use.

H. ADJOINING AREAS: The area to the west along Ferry Road is occupied by single family dwellings.

II. RATIONALE FOR GAPC DESIGNATION

A. COASTAL ISSUES: Two of the eleven New York State - identified coastal issues are applicable to this GAPC and are most in need of immediate management attention. The designation of Shelter Island as a GAPC will help to resolve some of the problems associated with the following two New York State - identified issues:

1. FISH AND WILDLIFE - The section of Shelter Island included as a GAPC has extensive tidal and freshwater wetlands. In addition, there is a great deal of natural open space, including open fields and wooded areas. These areas make Shelter Island a unique fish and wildlife habitat area.

2. RECREATION - Excellent opportunities exist on portions of Shelter Island for hunting, fishing, and nature study.

B. CRITERIA SATISFIED AND WHY:

1. It is an area that contains freshwater and tidal wetlands regulated under the State's Freshwater and Tidal Wetlands' Programs. This GAPC contains the greater part of the unique wetlands on Shelter Island.

2. It is an unique or scarce natural habitat characterized by a statewide geographic frame of reference. Given the pressure to develop land on Long Island, the natural open space on Shelter Island makes it a unique and indeed scarce habitat area.

3. It is an area of potential statewide recreational value not yet in public ownership or use. The existing natural resources on this portion of Shelter Island make it very desirable for a variety of controlled recreational uses.

III. MANAGEMENT PROGRAM

A. MANAGEMENT OBJECTIVE:

1. To preserve a major portion of this GAPC as a natural resource area while allowing some seasonal housing development on the remainder of the property.

B. PRIORITY USES:

1. High: passive recreation uses, clustered residential development, natural open space.

2. Low: development that would adversely affect natural character of the Island.

C. EXISTING MANAGEMENT AUTHORITIES:

1. Local Zoning - The Town of Shelter Island has zoning and subdivision control and there is county review of any zoning actions or subdivision development on the property. The town zoning ordinance allows clustering. A large portion of the property can be preserved through use of clustering. A planned unit development provision in the zoning ordinance would provide flexibility in obtaining a proper balance between the acreage to be developed and the acreage to be dedicated for preservation purposes.

2. Public Purchase - Either DEC or OPR could purchase portions of Shelter Island to ensure its preservation as a natural area. Either a state park or a wildlife management area would be developed as a result of such purchase.

3. State Wetlands' Laws - Key habitat areas within the GAPC are tidal and freshwater wetlands. These wetlands are protected from certain adverse development activities by the State Freshwater and Tidal Wetlands' Laws.

D. ADDITIONAL MANAGEMENT AUTHORITIES NECESSARY:

Coastal Management Program - Should New York's Coastal Management Program be approved by the federal government, funds would be available to New York State for the preservation of islands such as Shelter Island.

In addition, new legislation is needed in two areas that relate to Shelter Island. The first would authorize limiting the types and amount of development that could occur on dunes and beaches, such as those found on Shelter Island. A second area involves new legislation that authorizes non-structural controls in erosion-prone areas such as the bluffs within this GAPC.

E. IMPLEMENTING AGENCIES:

1. Town of Shelter Island.
2. Suffolk County.
3. Office of Parks and Recreation.
4. Department of Environmental Conservation.
5. Coastal Management Program.

I. GENERAL DESCRIPTION OF GEOGRAPHIC AREA OF PARTICULAR CONCERN (GAPC)

A. NAME: Gardiners Island

B. LOCATION AND BOUNDARIES (IF AVAILABLE): The GAPC is an island in East Hampton Town located northeast of the community of Springs.

C. OWNERSHIP: The entire island is owned by a single private landowner.

D. PHYSICAL/NATURAL FEATURES: The 3,358-acre Island has unique natural resources and it has historic significance. Because of its inaccessibility, it is a prime wildlife habitat.

E. PRESENT USES: The Island is used as an estate and a private hunting preserve.

F. ZONING: The Island is in the A residence district which requires a minimum lot size of 40,000 square feet.

G. EXISTING PLANS FOR AREA USE: The Town of East Hampton Comprehensive Plan did not include the Island in its recommendations. The Nassau-Suffolk Comprehensive Plan called for conservation use on the entire Island.

H. ADJOINING AREAS: The Island is surrounded by Block Island Sound and Gardiners Bay. The nearest land points on the mainland are Springs and Napeague.

II. RATIONALE FOR GAPC DESIGNATION

A. COASTAL ISSUES: Three of the eleven New York State - identified coastal issues are applicable to the GAPC and most in need of immediate management attention. The designation of Gardiners Island as a GAPC will help to resolve some of the problems associated with the following New York State - identified coastal issues:

1. FISH AND WILDLIFE - Natural features, inaccessibility, and very limited use of the island make it an extraordinarily prime wildlife habitat area.

2. PUBLIC ACCESS - This unique wildlife area has no public access to it since it is in family ownership and used as an estate.

3. RECREATION - The size of the island and its unique characteristics would allow a variety of recreational uses. The area could be operated as a controlled use state park such as the Nissequogue River or the Connetquot River Parks, or it could be operated in conjunction with the nearby Napeague State facility.

B. CRITERIA SATISFIED AND WHY:

1. It is an area that includes freshwater and tidal wetlands regulated under the State's freshwater and tidal wetlands programs.

2. It is a unique or scarce natural habitat characterized by a state-wide geographic frame of reference. Large undeveloped tracts of land are becoming more and more scarce in the Long Island area. Gardiners Island is therefore a unique fish and wildlife habitat area.

3. It is a historic and archeological area of cultural value significant because of state or national value associations. Gardiners Island has historic significance since it has been in continuous ownership by one family since colonial times. There are historic and archeological sites on the island associated with historic events and people of state and national significance.

4. It is an area of potential statewide recreational value not yet in public ownership or use. The public acquisition and controlled public access to Gardiners Island could provide excellent recreational opportunities for New York State residents. Natural areas and historic areas would provide unusual recreation opportunities.

III. MANAGEMENT PROGRAM

A. MANAGEMENT OBJECTIVES:

1. To preserve Gardiners Island in its natural state.
2. To provide limited public access to the island for passive recreational use.

B. PRIORITY USES:

1. High: natural open space, passive recreation
2. Low: consumptive recreational uses, development other than limited public access facilities.

C. EXISTING MANAGEMENT AUTHORITIES:

1. Local Zoning - The Town of East Hampton has zoning and subdivision control. Suffolk County has the power to review zoning and subdivision actions that affect Gardiners Island. The town ordinance should be amended so that the Island is zoned as very low density residential or as conservation land.
2. Public Purchase - Purchase by OPR or DEC and subsequent development as a limited access state recreation area, state historic site, or wildlife management area would afford New York State residents the opportunity to recreate in a unique natural and historic area.
3. State Wetlands Laws - The valuable tidal and freshwater wetlands on Gardiners Island are protected from adverse development by the State's tidal and freshwater wetlands programs.
4. Fish & Wildlife Management Act - This law is seen by DEC's Division of Fish & Wildlife as a device for providing public access to private lands with valuable fish and wildlife resources, and as a means of managing these resources. Agreements with private landowners (including provisions for protective law enforcement) is the technique used; it could well be used on Gardiners Island.

D. ADDITIONAL MANAGEMENT AUTHORITY NECESSARY:

Coastal Management Program - Should the Coastal Management Program be approved by the Federal government, money would be available to New York State for the preservation of islands such as Gardiners Island.

New authority is necessary to provide for the State's use of its own permit-issuing and capital construction powers to discourage development in historic areas such as Gardiners Island.

E. IMPLEMENTING AGENCIES:

1. Town of East Hampton.
2. Suffolk County.
3. Office of Parks and Recreation.
4. Department of Environmental Conservation.
5. Coastal Management Program.

I. GENERAL DESCRIPTION OF GEOGRAPHIC AREA OF PARTICULAR CONCERN (GAPC)

A. NAME: Napeague

B. LOCATION AND BOUNDARIES (IF AVAILABLE): The GAPC is located in the eastern portion of the Town of East Hampton and connects the main portion of the town with the Montauk area. It is bounded on the north by Napeague Bay; on the east by Hither Hills State Park; on the south by the Atlantic Ocean; and, on the west by Napeague Lane, Montauk Highway, Cranberry Hole Road and the west boundary of the State parkland at Napeague.

C. OWNERSHIP: The State acquired more than two-thirds of this GAPC for park purposes in 1977. The other major owners are the Town of East Hampton, the MTA and the Long Island Lighting Company. There are a number of private landowners with holdings of five or more acres.

D. PHYSICAL/NATURAL FEATURES: This is a low-lying area with ocean dunes, exclusive coastal dune fields, freshwater and tidal wetlands, beach areas, and a frontage on both ocean and bay. It is extremely accessible since Montauk Highway and the Montauk Branch of the Long Island Railroad bisect the site.

E. PRESENT USES: The State parklands are presently vacant. The lands owned by the town are partly vacant with other portions used for recreation purposes. In addition, there are seasonal housing units on the town land that are leased to individual residents. There are clusters of year-round and seasonal dwelling units throughout the GAPC. Some are in substandard condition. There are seasonal motels along the ocean front and some scattered commercial uses, all of which are surrounded by vacant land. There are also miscellaneous public and utility uses within the GAPC.

F. ZONING: The area in the GAPC is in three zoning categories - Residence A (40,000 square foot lots), CI (commercial industrial), and RB (retail business).

G. EXISTING PLANS FOR AREA USE: The Nassau-Suffolk Comprehensive Plan recommends that the primary use for Napeague be parks and conservation along with rural and medium density housing. There are also small industrial, commercial and utility use recommendations affecting portions of the GAPC.

The Town of East Hampton Comprehensive Plan calls for low density residential, as well as parks, recreation, and conservation use. There is also a recommendation for a small amount of industrial and general commercial use.

H. ADJOINING AREAS: The area to the east is a state park and an area to the west contains a combination of residential uses and vacant land.

II. RATIONALE FOR GAPC DESIGNATION

A. COASTAL ISSUES: Five of the eleven New York State - identified coastal issues are most in need of immediate management attention. The designation of Napeague as a GAPC will help to resolve some of the problems associated with the following five New York State - identified coastal issues:

1. FISH AND WILDLIFE - A part of this GAPC was acquired originally by the Nature Conservancy. It was then transferred to the State to protect the freshwater and tidal wetlands that create fish and

wildlife habitats in the area.

2. ECONOMIC ACTIVITIES - The location of this GAPC (that is, on the bay and the Atlantic Ocean connecting the mainland to the Montauk area) makes it a major corridor for tourists. Seasonal facilities such as motels and restaurants already exist. Some limited expansion could increase the economic activity and be a very desirable adjunct to future development of the State Park lands.

3. PUBLIC ACCESS - The extensive water frontage of the state park is generally not available for public use. Some of the town-owned lands within this GAPC are presently leased for private housing and thus severely restrict public access to the waterfront on Gardiners Bay and Napeague Harbor.

4. RECREATION - The extensive recreational use of the ocean front portion of Hither Hills State Park, immediately to the east of this GAPC, means there will be some need to provide additional recreation activity to alleviate the overcrowding in Hither Hills.

5. FLOODING AND EROSION - This GAPC is a low-lying area that could be inundated in a winter storm or could suffer severe hurricane damage.

B. CRITERIA SATISFIED AND WHY:

1. It is an area that includes freshwater and tidal wetlands regulated under the State's Freshwater and Tidal Wetlands' Programs.

2. It is an area of substantial statewide recreational value which is already in public ownership or use. A large portion of this GAPC is already owned by New York State; this protects most of the wildlife habitat area. The site could serve as a statewide recreational facility since there is a need to expand the facilities that are presently overcrowded at the adjacent Hither Hills State Park. Additional parcels that are either surrounded by state lands or immediately adjacent to part of the state holdings should be acquired to facilitate management of the area.

3. It is an area where the State's investment in public facilities is threatened by hazards. The State has major investments in two state parks within and adjacent to this GAPC. Erosion control along the ocean bluffs and prevention of flooding will be necessary to protect the private and public facilities throughout the low-lying areas of the GAPC.

4. It is an area directly needed to protect and preserve desired land and water uses in other designated Geographic Areas of Particular Concern. State-owned land in the Napeague GAPC could be used as recreation land to take the pressure off the heavily utilized Hither Hills State Park.

III. MANAGEMENT PROGRAM

A. MANAGEMENT OBJECTIVES:

1. To develop state-owned land for recreational uses.
2. To protect natural resources that exist throughout the site.

B. PRIORITY USES:

1. High: recreational use, marine fishery activities, marine commercial uses.
2. Low: residential development.

C. EXISTING MANAGEMENT AUTHORITIES:

1. Local Zoning - The Town of East Hampton has zoning and subdivision control and the County would review any actions of the Town within this GAPC. The Town zoning ordinance should reflect the fact that the area is prone to flooding and storm damage.

2. State Ownership - The Office of Parks and Recreation already owns the majority of the land within the GAPC. It can utilize its acquisition powers to acquire several other adjacent parcels and its capital construction powers to begin to develop recreational facilities.

3. State Wetlands' Programs - Tidal and freshwater wetlands that provide excellent wildlife habitat are protected from development by the State's wetlands' laws.

4. National Flood Insurance Program - This federal program provides subsidized flood insurance in return for regulation of development in flood hazard areas such as the Napeague GAPC.

D. ADDITIONAL MANAGEMENT AUTHORITIES NECESSARY:

Coastal Management Program - New legislation is necessary to establish the authority to limit the type and extent of development on beaches such as those in the Napeague GAPC. This authority will be particularly valuable in those areas of Napeague that the State does not own.

E. IMPLEMENTING AGENCIES:

1. Town of East Hampton.
2. Suffolk County.
3. Office of Parks and Recreation.
4. Department of Environmental Conservation.
5. Coastal Management Program.

I. GENERAL DESCRIPTION OF GEOGRAPHIC AREA OF PARTICULAR CONCERN (GAPC)

A. NAME: Shinnecock Inlet

B. LOCATION AND BOUNDARIES (IF AVAILABLE): Located in Suffolk County, in the Town of Southampton, the Shinnecock Inlet GAPC is bounded on the north by Shinnecock Bay, on the south by the Atlantic Ocean, on the west by Ponquogue Bridge, and on the east by the Southampton Village line.

C. OWNERSHIP: Both sides of the inlet, Tiana Beach and Hampton Beach, are part of the Shinnecock Inlet County Park, owned by Suffolk County. The Town of Southampton and a few commercial property owners control the remainder of the GAPC.

D. PHYSICAL/NATURAL FEATURES: Most of the land on the barrier beach facing the bay (west side of inlet) and Hampton Beach is a prime tidal wetland area. Just north of the inlet are mud flats which serve as nesting areas for various bird groupings and a feeding area for migratory waterfowl. Along both beach areas and facing the ocean there are primary and secondary dunes which, as part of the barrier beach, serve to protect the mainland. The Bay itself is a prime wildlife area and an excellent clamming area.

E. PRESENT USES: The beach area on both sides of the inlet facing the ocean is used specifically for recreation. A US Coast Guard signalling beacon on the west side of the inlet guides boatmen through the inlet. On the Tiana Beach Bay side of the inlet there is approximately 1,000 feet of development, consisting of a commercial fishing dock, a fish store, a restaurant, and a pleasure boat marina. The rest of the land extending past the Ponquogue Bridge on the bay side is completely undeveloped beach and wetland. The Hampton Beach side is an undeveloped natural area.

F. ZONING: The zoning of both sides of the inlet is predominantly R-60, Residence (60,000 sq. ft.). The exception is the developed 1,000' strip mentioned above which is zoned RWB, Resort and Waterfront Business (40,000 sq. ft.).

G. EXISTING PLANS FOR AREA USE: The Nassau-Suffolk Regional Plan proposes recreation and commercial uses at the inlet. The Southampton town plan recommends recreation, parks and beaches with a proposed county marina and resort and waterfront business area on the west side of the inlet.

H. ADJOINING AREAS: The area to the east is used for seasonal residences and the land to the west is vacant parkland and a town park.

II. RATIONALE FOR GAPC DESIGNATION

A. COASTAL ISSUES: Five of the eleven New York State - identified coastal issues are applicable to this GAPC and are most in need of immediate management attention. The designation of Shinnecock Inlet as a GAPC will help to resolve some of the problems associated with the following five New York State - identified coastal issues:

1. WATER QUALITY - This GAPC is important both for the existing bathing beach and the fishing activities that are related to the site. Therefore, the water quality surrounding the GAPC is of regional importance.

2. FISH AND WILDLIFE - This GAPC is an area of high natural productivity.

3. ECONOMIC ACTIVITIES - The marine commercial development in this area has direct access to the Atlantic Ocean through the inlet and can gain access to Long Island Sound via the Shinnecock Canal (which is just to the north of this GAPC). The Nassau-Suffolk Counties Regional Planning Board's marine fisheries subplan has identified this site as one of the best locations for a commercial fishing pier which provides direct access to the ocean and becomes a transfer point for shipping to marketing.

4. RECREATION - The oceanfront beach and the public lands along the inlet and Shinnecock Bay may make the entire GAPC usable for some type of recreation use.

5. FLOODING AND EROSION - The inlet is important for flushing action in the bay and for recreational boating access to the Atlantic Ocean. Control of erosion along the dunes is necessary so there is no adverse effect on the inlet.

B. CRITERIA SATISFIED AND WHY:

1. It is an area of high natural productivity identified as needing protection and/or preservation for the continued economic viability of an industry or commercial enterprise of economic significance to New York State. The Shinnecock GAPC is important to coastal economic activity related to fishery operations. The inlet itself must be maintained to preserve the access between the Shinnecock Bay and the Atlantic Ocean. The GAPC is also a barrier island that protects Shinnecock Bay fisheries.

2. It is an area containing tidal wetlands regulated under the State's tidal wetlands' program.

3. It is an area or facility of substantial statewide recreational value which is already in public ownership or use. Although a great number of recreational activities presently take place in the county park, opportunity exists to expand these activities (particularly swimming).

4. It is an area where the access to or utilization of coastal waters are of statewide significance for economic, transportation, and research reasons. There is a site within the GAPC, owned by Suffolk County, that can accommodate a transshipment operation for the marine fisheries industry. A fish-landing and retail market area can also be accommodated.

5. It is an area where the access to and utilization of coastal waters are of statewide significance for recreational reasons. The Shinnecock Inlet is vital to recreational boating and fishing.

6. It is an area where economic activity of statewide significance is threatened by hazards. The Shinnecock Inlet is needed for flushing action in the Shinnecock Bay. The inlet must be constantly maintained because it fills with eroded material. This disturbs flushing action and causes access problems between bay and ocean.

III. MANAGEMENT PROGRAM

A. MANAGEMENT OBJECTIVES:

1. To provide commercial fishermen with needed dock and unloading space.
2. To develop the unused portion of barrier beach for oceanfront bathing.
3. To protect natural areas of Shinnecock Inlet GAPC (wetlands, dunes).

B. PRIORITY USES:

1. High: commercial fisheries uses, active recreation, sand by-pass system to protect inlet and beaches.
2. Low: residential development, non-water-dependent commercial uses.

C. EXISTING MANAGEMENT AUTHORITIES:

1. Local Zoning - The Town of Southampton has zoning and subdivision control within the GAPC and these controls are reviewed by Suffolk County. Zoning could be used to attract new marine commercial uses and should be used to protect the wetland and dune areas of the GAPC.
2. Public Ownership - Suffolk County and the Town of Southampton own large parcels of land within the GAPC. Fiscal expenditures for beach expansion could be a joint town/county venture.
3. Tidal Wetlands Program - The State Tidal Wetlands Law protects tidal wetlands within the GAPC that provide vital habitat areas to migrating waterfowl.

D. ADDITIONAL MANAGEMENT AUTHORITIES NECESSARY:

Coastal Management Program - The Coastal Management Program is seeking new authority in three areas that are directly related to the management objectives for the Shinnecock Inlet GAPC. The first involves new legislation establishing non-structural controls in erosion-prone areas such as the inlet area. The second area of new authority involves legislation limiting the types and extent of development on beaches and dunes. Shinnecock Inlet's barrier beaches would benefit from this new legislation. The third area involves new authority to provide for the encouragement of economic activity in areas, such as Shinnecock Inlet, identified as important for that purpose. This authority is vital if new commercial fishery uses are to be attracted to the Shinnecock Inlet GAPC.

E. IMPLEMENTING AGENCIES:

1. Town of Southampton.
2. Suffolk County.
3. Department of Environmental Conservation.
4. Coastal Management Program.

County Listing of GAPCs

The following is a listing, by each coastal county, of site-specific and generic GAPCs. The site specific GAPCs are listed first with a short description of each site, and "*" designation if the site is an Area for Preservation and Restoration (APR), and a "#" designation if a management plan for the site has been prepared. Under each generic category, the specific sites (power plants, state parks and historic sites) under each generic heading are listed. Wetlands are not included.

1. Albany County

GAPCs of Statewide Importance

A. Site-Specific GAPCs

- #*1. Schermerhorn Island/Shad Island Area - Fish and wildlife area and potential state park
- *2. Coeymans Creek/Hannacroix Creek Area - Fish and wildlife habitat
- # 3. Port of Albany - Industrial area in need of expansion (part of Rensselaer County)
- 4. City of Albany Waterfront - Urban redevelopment area

B. Generic GAPCs

- 1. Power Plants - Existing and Potential
 - a. Albany site - four existing oil-fired steam-electric generating units
- 2. State Parks
 - a. None
- 3. Historic Sites
 - *a. Albany Union Station - East Side of Broadway, Albany
 - *b. First Reformed Church - Orange St., Albany
 - *c. United Traction Company Building - Broadway, Albany
 - *d. Old Post Office - Broadway and State Sts., Albany
 - *e. First Trust Company Building - 35 State St., Albany
 - *f. Pastures Historic District - Between Green and Pearl Sts. Madison is northern boundary, So. Ferry is southern, Albany
 - *g. Quackenbush House - Broadway, Albany
 - *h. Bethlehem House - off NY Rt. 144, Bethlehem
 - *i. Ariantje Coeymans House - Stone House Rd., Coeymans
 - *j. Coeymans School - Westerlo Street and Civil Avenue, Coeymans
 - *k. Green Island Car Shops - James and Tibbits Sts., and the Delaware and Hudson RR Tracks, Green Island
 - *l. Watervliet Side Cut Locks - 23rd St. at Hudson River, Watervliet
 - *m. Schuyler Flats - West Side of Hudson on NY Rt. 2, Watervliet
 - *n. Delaware and Hudson Railroad Company Building, State St., Albany

* Areas for preservation and restoration.

Draft Management Program completed.

2. Bronx County

GAPCs of Statewide Importance

A. Site-Specific GAPCs

- #1. Bronx River Valley - Conflict area: existing industry vs. need for recreational access and environmental preservation

B. Generic GAPCs

- 1. Power Plants - Existing and Potential

- a. None

- 2. State Parks

- a. None

- 3. Historic Sites

- *a. Rainey Memorial Gates - New York Zoological Park
 - *b. Fort Schuyler - Throgs Neck at East River
 - *c. Bartow - Pell Mansion and Carriage House - Shore Rd., Pelham Bay Park
 - *d. New York Botanical Gardens - Southern and Bedford Park Boulevards

* Areas for preservation and restoration.

Draft Management Program completed.

3. Cayuga County

GAPCs of Statewide Importance

A. Site-Specific GAPCs

1. None

B. Generic GAPCs

1. Power Plants - Existing and Potential
 - a. Sterling - proposed coal-fired, steam-electric generating station
 - b. Sterling - proposed nuclear steam-electric generating station
2. State Parks
 - *a. Fair Haven Beach State Park
3. Historic Sites
 - a. None

* Areas for preservation and restoration.

Draft Management Program completed.

4. Chautauqua County

GAPCs of Statewide Importance

A. Site-Specific GAPCs

- #*1. Chautauqua Creek - Major resource stream with unique geologic feature
- 2. Barcelona Harbor - Marine recreation area
- 3. Dunkirk Harbor - Marine recreation area
- *4. Cattaraugus Creek - Major stream fishery

B. Generic GAPCs

- 1. Power Plants - Existing and Potential
 - a. Dunkirk Site - four existing coal-fired steam-electric generating units
 - b. Sheridan Site - two proposed coal-fired steam-electric generating units (preferred alternative to Ponfret site)
 - c. Ponfret - two proposed coal-fired steam-electric generating units (alternative to Sheridan)
- 2. State Parks
 - *a. Lake Erie State Park
 - *b. Barcelona Boat Launching site
- 3. Historic Sites
 - *a. Eastlake Rd., Westfield

* Areas for preservation and restoration.

Draft Management Program completed.

5. Columbia County

GAPCs of Statewide Importance

A. Site-Specific GAPCs

- *1. Stockport Creek Area - Fish and wildlife habitat area
- *2. Rogers Island Area - Fish and wildlife habitat area and potential public recreation area

B. Generic GAPCs

- 1. Power Plants - Existing and Potential
 - a. None Note - Application for the Red Hook - Clermont (part in Dutchess County) Livingston, and Stuyvesant sites were filed in fall of 1978.
- 2. State Parks
 - *a. Clermont State Park
 - *b. Hudson River Islands State Park
 - *c. Hudson Boat Launching Site
- 3. Historic Sites
 - *a. Front St./Parade Hill/Lower Warren St. Historic District - Hudson
 - *b. Olana - eastern end of Rip Van Winkle Bridge, Church Hill
 - *c. Clermont - Clermont State Park, Germantown

- * Areas for preservation and restoration.
- # Draft Management Program completed.

6. Dutchess County

GAPCs of Statewide Importance

A. Site-Specific GAPCs

- *1. North and South Tivoli Bay Area - Fish and wildlife habitat area
- *2. Wappingers Creek Area - Fish habitat area and unique geologic resource
- *3. Pollepel Island - Island preservation area
- *4. Hudson Highlands - Unique geologic feature and scenic area

B. Generic GAPCs

- 1. Power Plants - Existing and Potential
 - a. Quarry site - proposed coal-fired steam-electric generating station
(alternative to Hart Island, Arthur Kill, and Athens Sites)
- 2. State Parks
 - *a. Rokeby - Barrytown
 - *b. Tioranda Bridge - South Ave., Beacon
 - *c. Church of the Holy Comforter - 13 Davies St., Poughkeepsie
 - *d. Italian Center - 225-227 Mill St., Poughkeepsie
 - *e. Mill St./North Clover St. District - Poughkeepsie
 - *f. Poughkeepsie City Hall - 228 Main St., Poughkeepsie
 - *g. Locust Grove - 370 South St., Poughkeepsie
 - *h. Union St. Historic District - Poughkeepsie
 - *i. Poughkeepsie Railroad Station - Main St., Poughkeepsie
 - *j. Vassar Institute - 12 Vassar St., Poughkeepsie
 - *k. Vassar Home of Aged Men - 1 Vassar St., Poughkeepsie
 - *l. Henry Delamater House - 44 Montgomery St., Rhinebeck
 - *m. Montgomery Place - South of Tivoli

* Areas for preservation and restoration.

Draft Management Program completed.

7. Erie County

GAPCs of Statewide Importance

A. Site-Specific GAPCs

- #*1. Wendt Beach - Recreational bathing area
- #*2. Eighteen Mile Creek - Unique geologic area and valuable fisheries tributary
- #*3. Seneca Shoals - Important sport fishing area
- #*4. Woodlawn Beach - Unique urban recreational shoreline area
- #*5. Bethlehem Steel Offshore Dike Disposal - Industrial redevelopment/open space/historic area
- #*6. Strawberry Island/Motor Island - Fish habitat area
- #*7. Tifft Farm - Urban nature preserve and environmental education center
- # 8. Outer Harbor - Viable port in need of expansion
- # 9. Inner Harbor - Former port area suitable for industrial redevelopment and recreational access
- 10. North End of Squaw Island - potential regional recreation area threatened by canal development
- 11. Niagara River

B. Generic GAPCs

- 1. Power Plants - Existing and Potential
 - a. C.R. Huntley Site - six existing coal-fired steam-electric generating units
- 2. State Parks
 - *a. Evangola State Park
 - *b. Beaver Island State Park
 - *c. Buckhorn Island State Park
 - *d. Big Six Mile Boat Basin
 - *e. East River Marina
- 3. Historic Sites
 - a. None

* Areas for preservation and restoration.

Draft Management Program completed.

8. Greene County

GAPCs of Statewide Importance

A. Site-Specific GAPCs

1. None

B. Generic GAPCs

1. Power Plants - Existing and Potential

- a. Cementon Site - proposed nuclear generating station

- *b. Athens site - proposed nuclear generating station tentative location to Cementon Site)

- *c. Athens site - proposed coal-fired steam-electric generating station (alternative sites: Quarry Site, Hart Island, Arthur Kill Site)

2. State Parks

- *a. Athens Boat Launching Site

- *b. Cocksackie Boat Launching Site

3. Historic Sites

- *a. Thomas Cole House - 218 Spring St., Catskill

* Areas for preservation and restoration.

Draft Management Program completed.

9. Jefferson County

GAPCs of Statewide Importance

A. Site-Specific GAPCs

- *1. The Thousand Islands (some of the islands are located in St. Lawrence County) - Major recreational center with unique natural features
- #*2. Henderson High Banks and Lake Ontario Islands

B. Generic GAPCs

- 1. Power Plants - Existing and Potential
 - a. None
- 2. State Parks
 - *a. Southwick Beach State Park
 - *b. Westcott Beach State Park
 - *c. Long Point State Park
 - *d. Burnham Point State Park
 - *e. Cedar Point State Park
 - *f. Canoe Point and Picnic Point State Park
 - *g. Grass Point State Park
 - *h. DeWolf Point State Park
 - *i. Wellesley Island State Park
 - *j. Waterson Point State Park
 - *k. Keewaydin State Park
 - *l. Mary Island State Park
 - *m. Kring Point State Park
- 3. Historic Sites
 - *a. Cornwall Brothers Store - 2 Howell Pl., Alexandria Bay
 - *b. Vincent Leray House - Broadway, Cape Vincent
 - *c. Elisha Camp House - 301 General Smith Dr., Sackets Harbor
 - *d. Madison Barracks - Military Rd., Sackets Harbor
 - *e. Sackets Harbor Battlefield - Sackets Harbor
 - *f. Union Hotel - Main and Ray Sts., Sackets Harbor

* Areas for preservation and restoration.

Draft Management Program completed.

10. Kings County

GAPCs of Statewide Importance

A. Site-Specific GAPCs

- #1. Spring Creek Area - Largely vacant urban renewal area (part in Queens)
2. Study Areas for OCS Support Bases - Potential sites for offshore drilling backup activities (part in Richmond)
3. East River.Upper Bay Waterfront Band - Port redevelopment area

B. Generic GAPCs

1. Power Plants - Existing and Potential
 - a. Gowanus - one existing oil-fired steam-electric generating unit
 - b. Hudson Avenue - seven existing oil or natural gas steam-electric generating units
 - c. Kent Avenue - two existing kerosene-fired steam-electric generating units
2. State Parks
 - a. None
3. Historic Sites
 - *a. Brooklyn Bridge
 - *b. Brooklyn Heights Historic District - Atlantic Ave., Court and Fulton Sts., East River
 - *c. Cobble Hill Historic District - Atlantic Ave., Court, Degraw and Hicks Sts.
 - *d. Federal Building and Post Office - 271 Cadman Plaza E.
 - *e. Fulton Ferry District - Washington, Water, Front, and Doughty Sts. and East River
 - *f. Pieter Wyckoff House - 5902 Canarsie Lane
 - *g. Plymouth Church of the Pilgrims - 75 Hicks St.

* Areas for preservation and restoration

Draft Management Program completed.

11. Monroe County

GAPCs of Statewide Importance

A. Site-Specific GAPCs

- *#1. Braddock Bay - Significant habitat area/small boat harbor
- #2. Port of Rochester - Conflict area - Port redevelopment vs. recreational access
- 3. Irondequoit Bay - Potential harbor of refuge facing development pressures
- *4. Genesee River - Lower Gorge - Unique geologic feature

B. Generic GAPCs

- 1. Power Plants - Existing and Potential
 - a. Russell Site - existing four coal-fired steam-electric generating units
- 2. State Parks
 - *a. Hamlin Beach State Park
 - *b. Braddock Bay State Park
 - *c. Irondequoit Bay Marine Park
- 3. Historic Sites
 - *a. Genesee Lighthouse - Lighthouse St., Rochester

* Areas for preservation and restoration.

Draft Management Program completed.

12. Nassau County

GAPCs of Statewide Importance

A. Site-Specific GAPCs

- #1. Hempstead Harbor - redevelopment area for public recreation and commercial uses
2. Freeport Waterfront Area - Urban waterfront redevelopment area

B. Generic GAPCs

1. Power Plants - Existing and Potential
 - a. Glenwood Landing South - four existing oil-fired steam-electric generating units
 - b. E.F. Barrett Site - two existing oil-fired steam-electric generating units
2. State Parks
 - *a. Hempstead Lake State Park
 - *b. Valley Stream State Park
 - *c. Jones Beach State Park
 - *d. Massapequa State Park
 - *e. Planting Fields Arboretum
 - *f. Freeport Boat Launching Site
3. Historic Sites
 - *a. Rock Hall - 199 Broadway, Lawrence
 - *b. Matinecock Friends Meeting House - Piping Rock and Duck Pond Rds., Locust Valley
 - *c. James Willaim Beekman House - West Shore Rd., Oyster Bay
 - *d. Elmwood - Cove Road, Oyster Bay
 - *e. First Presbyterian Church of Oyster Bay - E. Main St., Oyster Bay
 - *f. Raynham Hall - 20 W. Main St., Oyster Bay
 - *g. Seawanhaka Corinthian Yacht Club - Centre Island Rd., Oyster Bay
 - *h. Edward H. Swan House - Cove Neck Rd., Oyster Bay
 - *i. John Philip Sousa House - 14 Hicks Lane, Sands Point
 - *j. Main St. Historic District - Main St. from N. Hempstead Turnpike to E. Broadway, includes Tower St. and portions of Glen Avenue and Paper Mill Rd., Roslyn

* Areas for preservation and restoration.

Draft Management Program completed.

13. New York County

GAPCs of Statewide Importance

A. Site-Specific GAPCs

1. Westway Project Area - Proposed highway site valuable for recreational access

B. Generic GAPCs

1. Power Plants - Existing and Potential
 - a. East River Site - three existing oil-fired steam-electric generating units
 - b. Seventy-Fourth Street Site - four existing oil-fired steam-electric generating units
 - c. Waterside Site - twelve existing oil-fired steam-electric generating units
 - d. Fifty-Ninth Street Site - five existing oil-fired steam-generating units
2. State Parks
 - *a. Roberto Clemente State Park
3. Historic Sites
 - *a. High Bridge Aqueduct and Water Tower - Harlem River at W. 170th St.
 - *b. Jumel Terrace Historic District - W. 160 and 162nd Sts. between St. Nicholas and Edgecombe Aves.
 - *c. Bialystoker Synagogue - 7-13 Willet St.
 - *d. 170-176 John St. Building
 - *e. 131 Charles St. House
 - *f. Bell Telephone Laboratories - 463 West St.
 - *g. Founder's Hall, Rockefeller University - 66th St. and York
 - *h. General Grant National Memorial - Riverside Dr. and W. 122nd
 - *i. Gracie Mansion - East End Ave. at 88th St.
 - *j. Henderson Place Terrace - Henderson Place
 - *k. Municipal Ferry Pier - 11 South St.
 - *l. Statue of Liberty - Liberty Island
 - *m. Schermerhorn Row Block - Front, Fulton and South Sts. and Burling Slip
 - *n. South St. Seaport - Burling and Peck Slips, Water and South Sts.
 - *o. Blackwell House - Roosevelt Island
 - *p. Chapel of the Good Shepard - Roosevelt Island
 - *q. City Hospital - Roosevelt Island
 - *r. Lighthouse - Roosevelt Island
 - *s. The Octagon - Roosevelt Island
 - *t. Smallpox Hospital - Roosevelt Island
 - *u. Strecker Memorial Library - Roosevelt Island
 - *v. Charlton/King/Van Dam Historic District
 - *w. US Customs House - Bowling Green
 - *x. New York City Pier A - Battery Place at Hudson River
 - *y. US Appraiser's Warehouse - 641 Washington St.
 - *z. Castel Clinton National Monument - S. Ferry St.
 - *aa. Morris Jumel Mansion - 160th St. and Edgecomb St.

* Areas for preservation and restoration.

Draft Management Program completed.

14. Niagara County

GAPCs of Statewide Importance

A. Site-Specific GAPCs

- #*1. Niagara River Gorge - Unique geologic formation and scenic area
- # 2. Wilson Harbor/Tuscarora Bay - Valuable small boat harbor
- # 3. Olcott Harbor - Potential marine recreation area
- # 4. Tonawanda Island/Creek Barge Canal - Industrial redevelopment/open space/historic area
- #*5. Eighteenmile Creek - Important fish spawning area
- 6. Love Canal - Critical point source of pollution
- 7. Chemtrol - Critical point source of pollution

B. Generic GAPCs

- 1. Power Plants - Existing and Potential
 - a. Somerset Site - proposed coal-fired power plant (alternative to Cayuga Site in Tompkins County)
 - b. Robert Moses Plant - existing hydroelectric facility
- 2. State Parks
 - *a. Niagara Reservation State Park
 - *b. Devil's Hole State Park
 - *c. Whirlpool State Park
 - *d. Earl W. Brydges Art Park
 - *e. Joseph Davis State Park
 - *f. Fort Niagara State Park
 - *g. Four Mile Creek State Park
 - *h. Wilson-Tuscarora State Park
 - *i. Golden Hill State Park
 - *j. Reservoir State Park
- 3. Historic Sites
 - *a. United States Customhouse - 2245 Whirlpool St., Niagara Falls
 - *b. Adams Power Plant Transformer House - Buffalo Avenue North Portage Rd., Niagara Falls
 - *c. Niagara Reservation - Niagara Falls
 - *d. Whitney Mansion - 335 Buffalo Ave., Niagara Falls
 - *e. Old Fort Niagara - NY 18 - North Youngstown
 - *f. Frontier House - 460 Center St., Lewiston
 - *g. Lewiston Mound - Lewiston State Park
 - *h. Lewiston Portage Landing Site - North Lewiston

- * Areas for preservation and restoration.
- # Draft Management Program completed.

15. Orange County

GAPCs of Statewide Importance

A. Site-Specific GAPCs

1. Newburgh Waterfront - Industrial redevelopment area
- *2. Hudson Highlands (part - other counties) - Unique geologic feature and scenic area

B. Generic GAPCs

1. Power Plants - Existing and Potential
 - a. Danskammer Point - six existing oil-fired steam-electric generating units
 - b. Roseton Site - two existing oil-fired steam-electric generating units
 - c. Cornwall Pumped Storage Facility - proposed hydroelectric
2. State Parks
 - *a. Storm King State Park
 - *b. Bear Mt. State Park
 - *c. Newburgh Boat Launching Site
3. Historic Sites
 - *a. Montgomery/Grand/Liberty St. District - Newburgh
 - *b. Mill House - Mill House Rd., Newburgh
 - *c. Dutch Reformed Church - Grand and 3rd Sts., Newburgh
 - *d. David Crawford House - 189 Montgomery St., Newburgh
 - *e. Fort Montgomery Site - North Ft. Montgomery
 - *f. Washington Heights (Hasbrouck House) - Liberty and Washington Sts., Newburgh

* Areas for preservation and restoration.

Draft Management Program completed.

16. Orleans County

GAPCs of Statewide Importance

A. Site-Specific GAPCs

- #*1. Johnson Creek - One of five Lake Ontario tributaries seen as major fishery streams
- *2. Oak Orchard Creek - One of five Lake Ontario tributaries seen as major fishery streams

B. Generic GAPCs

- 1. Power Plants - Existing and Potential
 - a. None
- 2. State Parks
 - *a. Lakeside Beach State Park
 - *b. Oak Orchard Marine Park
- 3. Historic Sites
 - a. None

* Areas for preservation and restoration.

Draft Management Program completed.

17. Oswego County

GAPCs of Statewide Importance

A. Site-Specific GAPCs

- *1. Eastern Lake Ontario Dune/Bay/Wetland Complex (part in Jefferson County) - Large area of exceptional natural resource features
- 2. Port of Oswego - Harbor area containing multiple, generally compatible uses

B. Generic GAPCs

- 1. Power Plants - Existing and Potential
 - a. Oswego Site - five existing oil-fired steam-electric generating stations
 - b. James A. Fitz Patrick Site - existing nuclear steam-electric generating unit
 - c. Nine Mile Point #1 - existing nuclear steam-electric generating unit
 - d. Nine Mile Point #2 - existing nuclear steam-electric generating unit (under construction)

Note - application for New Haven facility expected in near future

2. State Parks

- *a. Selkirk Shores State Park

3. Historic Sites

- *a. Fort Ontario - E. 7th St. and Lake Ontario, Oswego
- *b. Market House - Water St., Oswego
- *c. Oswego City Hall - W. Oneida St., Oswego
- *d. Oswego City Library - 120 E. 2nd St., Oswego
- *e. US Customhouse - W. Oneida St. between 1st and 2nd Sts., Oswego
- *f. Walton and Willet Stone Store - 1 Seneca St., Oswego

* Areas for preservation and restoration.

Draft Management Program completed.

18. Putnam County

GAPCs of Statewide Importance

A. Site-Specific GAPCs

- *1. Hudson Highlands - Unique geologic feature and scenic area

B. Generic GAPCs

1. Power Plants - Existing and Potential

- a. None

2. State Parks

- a. Osborn Preserve

3. Historic Sites

- *a. West Point Foundry - Foundry Cove, Cold Spring

- *b. Boscobel

* Areas for preservation and restoration.

Draft Management Program completed.

19. Queens County

GAPCs of Statewide Importance

A. Site-Specific GAPCs

- *1. Eastern North Shore Queens/Udall's Cove - Scenic area and urban fish and wildlife habitat
- 2. South Shore Study Area Queens - Transition area located next to airport with large vacant tract
- # 3. Spring Creek Area - Largely vacant urban renewal area (part in Kings County)

B. Generic GAPCs

- 1. Power Plants - Existing and Potential
 - a. Astoria Site - five existing oil-fired steam-electric generating units
 - b. Ravenwood Site - three existing oil-fired steam-electric generating units
- 2. State Parks
 - a. None
- 3. Historic Sites
 - a. None

* Areas for preservation and restoration.

Draft Management Program completed.

20. Rensselaer County

GAPCs of Statewide Importance

A. Site-Specific GAPCs

- *1. Papscanee Island/Papscanee Marsh/Campbell Island Area - Fish and wildlife area
- *2. Schodack Island/Houghtaling Island Area - Fish and wildlife area
3. City of Troy Waterfront - Urban redevelopment area
4. City of Rensselaer Waterfront

B. Generic GAPCs

1. Power Plants - Existing and Potential
 - a. None
2. State Parks
 - *a. Castleton Island State Park (part in Columbia)
3. Historic Sites
 - *a. Burden Iron Works Office Building - Polk St., Troy
 - *b. Cannon Building - 1 Broadway, Troy
 - *c. Fifth Ave./Fulton St. Historic District - Grand, William and Union Sts. and Broadway, Troy
 - *d. Gasholder House - Fifth Ave. and Jefferson St., Troy
 - *e. Grand St. Historic District - Grand St. between 5th and 6th Ave., Troy
 - *f. Hart Cluett Mansion - 59 Second St., Troy
 - *g. Ilium Building - Fulton and Fourth Sts., Troy
 - *h. McCarthy Building - 255-257 River St., Troy
 - *i. River St. Historic District - River St. from Congress St. to 1st St., Troy
 - *j. Second St. Historic District - both sides of Second St., Troy
 - *k. Fort Crailo - Riverside Ave., Rensselaer
 - *l. Aiken House - Riverside and Aiken Aves., Rensselaer
 - *m. W. and L.E. Gurley Building - 514 Fulton St., Troy
 - *n. Troy Public Library - 100 2nd St., Troy
 - *o. Troy Savings Bank/Music Hall, Troy
 - *p. Schodack Landing Historic District
 - *q. National State Bank Building - 297 River St., Troy
 - *r. Washington Park Historic District, Troy

* Areas for preservation and restoration.

Draft Management Program completed.

21. Richmond County

GAPCs of Statewide Importance

A. Site-Specific GAPCs

- *1. Raritan Bay - Productive commercial fishing area presently polluted
- #*2. South Richmond Natural Drainage Basins Area - Undeveloped natural drainage system
- 3. Study Areas for OCS Support Bases - Potential sites for offshore drilling backup activities (part in Kings)
- 4. Fresh Kills/Richmond Creek Drainage Basin - Landfill/Natural drainage area

B. Generic GAPCs

- 1. Power Plants - Existing and Potential
 - a. Arthur Kill Site - two existing oil-fired steam-electric generating units
 - b. Arthur Kill Site - proposed coal-fired steam-electric generating station (alternate sites: Hart Island, Quarry Site Athens Site)
- 2. State Parks
 - a. None
- 3. Historic Sites
 - *a. Elizabeth Alice Austen House - 2 Hylan Boulevard
 - *b. Kreuzer - Pelton House - 1262 Richmond Terrace
 - *c. New Dorp Light - Altamont Ave.
 - *d. Sailor's Snug Harbor District - Richmond Terrace
 - *e. Billou-Stillwell-Pierine House - 1476 Richmond Rd.
 - *f. Voorlezer's House - Arthur Kill Rd.
 - *g. Conference House - Hylan Boulevard

* Areas for preservation and restoration

Draft Management Program completed.

22. Rockland County

GAPCs of Statewide Importance

A. Site-Specific GAPCs

- *1. Palisades Formation - Unique geologic feature and scenic area

B. Generic GAPCs

1. Power Plants - Existing and Potential

- a. Bouline Point Site - two existing oil-fired steam-electric generating stations
- b. Lovett Site - five existing oil-fired steam-electric generating stations

2. State Parks

- *a. Stony Point State Park
- *b. Rockland Lake State Park
- *c. Nyack Beach State Park
- *d. Haverstraw State Park
- *e. Hook Mountain State Park
- *f. Tallman Mountain State Park
- *g. Palisades State Park

3. Historic Sites

- a. None

* Areas for preservation and restoration.

Draft Management Program completed.

23. St. Lawrence County

GAPCs of Statewide Importance

A. Site-Specific GAPCs

1. Lake St. Lawrence - Conflict Area - Power and navigation interests vs. natural features
2. Port of Ogdensburg - Port area in need of recreational access and industrial redevelopment

B. Generic GAPCs

1. Power Plants - Existing and Potential
 - a. PASNY St. Lawrence River hydroelectric facility - existing hydroelectric
2. State Parks
 - *a. Cedar Island State Park
 - *b. Jacques Cartier State Park
 - *c. St. Lawrence State Park
 - *d. Coles Creek State Park
 - *e. Robert Moses State Park
 - *f. Croil Island State Park
 - *g. Galop Island State Park
3. Historic Sites
 - *a. US Customhouse - 127 N. Water St., Ogdensburg

* Areas for preservation and restoration.

Draft Management Program completed.

24. Suffolk County

GAPCs of Statewide Importance

A. Site-Specific GAPCs

- #*1. Cold Spring Harbor - Unusual scenic area
- 2. Huntington Harbor - Scenic and recreational boating area
- #*3. Kings Park-San Remo - Wildlife habitat/scenic area/need to expand boating access
- # 4. Port Jefferson Harbor - Mixed use area in need of redevelopment
- *5. Mattituck Creek - Northville - Access point to protected harbor
- *6. Peconic Bluffs - Fragile geologic formation
- *7. East Marion - Dam Pond Area - Outstanding scenic view area
- 8. Shinnecock Canal - Conflict Area - Substandard housing and economic development area vs. natural resource preservation
- #*9. Cow Neck - Agricultural Land/Wetlands preservation area
- #*10. Robin's Island - Wildlife habitat/scenic views/island preservation area
- #*11. Shelter Island - Wildlife habitat area/island preservation area
- #*12. Gardiner's Island - Wildlife habitat and archeologic sites/island preservation area
- 13. Fort Pond Bay - Potential deepwater site for OCS support facilities
- # 14. Napeague - Mixed use area linking two state-owned recreation areas
- # 15. Shinnecock Inlet - Wildlife habitat/recreation area/potential commercial fishing site
- 16. Patchogue River - Urban waterfront redevelopment area

B. Generic GAPCs

- 1. Power Plants - Existing and Potential
 - a. Northport Site - four existing (includes one under construction) oil-fired steam-electric generating units
 - b. Port Jefferson - four existing oil-fired steam-electric generating units
 - c. Jamesport Site - two proposed nuclear steam-electric generating units
 - d. Shoreham West Site - two proposed nuclear steam-electric generating units (alternate site to Jamesport Site)
 - e. Shoreham Site - existing (under construction) nuclear generating station
- 2. State Parks
 - *a. Caumsett State Park
 - *b. Sunken Meadow State Park
 - *c. Nissequogue River State Park
 - *d. Wildwood State Park
 - *e. Orient Beach State Park
 - *f. Montauk Point State Park
 - *g. Hither Hills State Park
 - *h. Connetquot River State Park
 - *i. Heckscher State Park
 - *j. Captree State Park
 - *k. Robert Moses State Park
 - *l. Gilgo State Park
 - *m. Belmont Lake State Park
 - *n. South Jamesport Boat Launching Site

Suffolk County/State Parks -- Continued

- *o. Bayard Cutting Arboretum
- *p. Camp Hero at Mohawk

3. Historic Sites

- *a. The Old House - NY 25, Cutchogue
- *b. Fort Corchaug Site - Cutchogue vicinity
- *c. East Hampton Village District - Main St., James and Woods Lanes, East Hampton
- *d. Thomas Moran House - Main St., East Hampton
- *e. Montauk Point Lighthouse - Montauk Point
- *f. Bayard Cutting Estate - NY 27, Great River
- *g. Southside Sportsmens Club District - NY 27, Great River
- *h. Joseph Lloyd House - Huntington vicinity
- *i. Andrew Gildersleeve Octagon Building - Main Rd. and Love Lane, Mattituck
- *j. Miller Place Historic District - N. Country Rd., Miller Place
- *k. Montauk Association Historic District - off NY 27 on Deforest Rd., Montauk
- *l. Orient Historic District - NY 25, Orient
- *m. Sag Harbor Village District - Sag Harbor
- *n. St. James District - NY 25A, St. James
- *o. Halliock Inn - 263 E. Main St., Smithtown
- *p. Box Hill Estate - Moriches Rd., St. James
- *q. Mills Pond District - NY 25A, St. James
- *r. William Sydney Mount House - Gould Rd. and 25A, Stony Brook
- *s. Sagtikos Manor - NY 27A, West Bay Shore

- * Areas for preservation and restoration.
- # Draft Management Program completed.

25. Ulster County

GAPCs of Statewide Importance

A. Site-Specific GAPCs

- *1. Esopus Creek Area - Fish and wildlife habitat area subject to development pressures
- *2. Rondout Creek/Rondout Flats Area - Fish and wildlife habitat area containing some rare species
- *3. Poughkeepsie Deepwater Habitat Area - Fish habitat and scenic area
- #*4. Kingston Quarry Sites - Mineral Resource Area
- *5. Ulster County Park - Unique river recreation access

B. Generic GAPCs

- 1. Power Plants - Existing and Potential
 - a. None
- 2. State Parks
 - *a. Bristol Beach State Park
- 3. Historic Sites
 - *a. Clinton Ave., Main, Green and Front Sts., Kingston
 - *b. West Strand Historic District - West Strand and Broadway, Kingston
 - *c. John Burroughs Riverby Study - between 9W and Hudson River, West Park

* Areas for preservation and restoration.

Draft Management Program completed.

26. Wayne County

GAPCs of Statewide Importance

A. Site-Specific GAPCs

- # 1. Maxwell Bay - Fish and wildlife area, recreational development area
- *2. Sodus Bay - Unique geologic feature and public recreation area
- *3. East Bay/Chimney Bluff - Unique geologic feature and public recreation area
- *4. Port Bay - Unique geologic features and recreational development area
- *5. Blind Sodus Bay - Unique geologic features and recreational development area

B. Generic GAPCs

- 1. Power Plants - Existing and Potential
 - a. Ginna Site - existing nuclear generating station
 - b. Ginna Site Western Portion - proposed coal-fired power plant (alternate to Sterling Site in Cayuga County)
- 2. State Parks
 - *a. Chimney Bluffs State Park
- 3. Historic Sites
 - *a. Sodus Point Lighthouse - off New York Route 14 at Lake Ontario, Sodus Point

* Areas for preservation and restoration.

Draft Management Program completed.

27. Westchester County

GAPCs of Statewide Importance

A. Site-Specific GAPCs

- *1. Otter Creek/Guion Creek - Fish and wildlife habitat area threatened by development
- *2. Hudson Highlands - Unique geologic feature and scenic area
- # 3. Playland Area - Regional recreation area
- 4. Mamaroneck Harbor Area - Marine recreation area
- 5. New Rochell Harbor - Marine recreation area
- *6. Croton Area - Aesthetic/Natural area
- 7. N. Tarrytown Area - Industrial development/historic area
- *8. Premium Marsh Complex - Significant habitat area
- 9. Yonkers Waterfront - Urban waterfront in need of redevelopment

B. Generic GAPCs

- 1. Power Plants - Existing and Potential
 - a. Indian Point Site - three existing nuclear steam-electric generating stations (Indian Point #1 not operating)
- 2. State Parks
 - *a. Croton Trailway State Park
- 3. Historic Sites
 - *a. Jasper Cropsey House and Studio - 49 Washington Ave., Hastings-on-Hudson
 - *b. First Baptist Church of Ossining - S. Highland and Main, Ossining
 - *c. John Bond Trevor House - 511 Warburton Ave., Yonkers
 - *d. Van Cortlandt Manor - US 9N Croton-on-Hudson
 - *e. John W. Draper House - 407 Broadway, Hastings-on-Hudson
 - *f. Armour-Stinter House - 45 W. Clinton Ave., Irvington
 - *g. Villa Lewaro - N. Broadway, Irvington
 - *h. Leland Castle - 29 Castle Place, New Rochelle
 - *i. Dutch Reformed Church - US 9, N. Tarrytown
 - *j. Jug Tavern - Revolutionary Road and Rockledge Ave., Ossining
 - *k. Bolton Priory - 7 Priory Lane, Pelham Manor
 - *l. Widow Haviland's Tavern - Purchase St., Rye
 - *m. Lyndhurst - 635 S. Broadway, Tarrytown
 - *n. Sunnyside (Washington Irving House) - Sunnyside Lane, Tarrytown
 - *o. Philipsburg Manor - 381 Bellwood Ave., Upper Mills
 - *p. Edwin Armstrong House - 1032 Warburton Ave., Yonkers
 - *q. Philipse Manor Hall - Warburton and N. Broadway, Yonkers
 - *r. Untermyer Park - Warburton and N. Broadway, Yonkers
 - *s. Old Croton Aqueduct - Yonkers to New Croton Dam (portions are within boundary)
 - *t. John D. Rockefeller Estate, in Pocantico Hills, Mt. Pleasant
 - *u. Tarrytown Light House, North Tarrytown
 - *v. St. Peters Church, Ossining

* Areas for preservation and restoration.

Draft Management Program completed.